holbrook moran estate agents

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283 Church Road
Redfield
Bristol
BS5 9HT



£275,000

2 Bedrooms

Guildford Road, St Annes, Bristol

Holbrook Moran are delighted to present this well-proportioned two-bedroom home on Guildford Road, St Anne's. Offering generous accommodation, a south-east facing rear garden and off-street parking, this property is ideal for first-time buyers, couples or those looking to make a home their own.

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A well-proportioned two-bedroom terrace house offered for sale with no onward chain, presented in good cosmetic condition whilst offering scope for further improvement and personalisation.

The ground floor offers a welcoming entrance leading into a spacious living room. To the rear is a kitchen with a range of wall and base units Space for a small dining table and chairs there is also a door accessing the rear garden.

Moving upstairs, the property provides two good-sized bedrooms, with the principal bedroom offering particularly generous proportions. A centrally positioned family bathroom completes the first floor.

The south-east facing rear garden features a decked area leading onto a lawn, with planted borders providing an opportunity for further landscaping.

To the front of the property, there is off-street parking with additional space to either side of the driveway.

SITUATION

St Annes Woods and nearby Nightingale Valley together offer a combination of lush woodlands and wildlife. Perfect for dog walks. Located approximately three miles from Bristol Temple Meads. The property offers close proximity and easy access to Bath road that leads directly to Bath City, Keynsham, and the A4174. It's also a five minute drive to St Phillips causeway shopping mall, 20 min drive or cycle to Cabot circus via feeder road and 13miles (30 min drive) to Bristol Airport. There is access to the city centre which is circa four miles away. This property is also located close to the river with pleasant walks and cycle paths, not to mention the popular Beeses Tea Gardens, which host fantastic events and serve great food.

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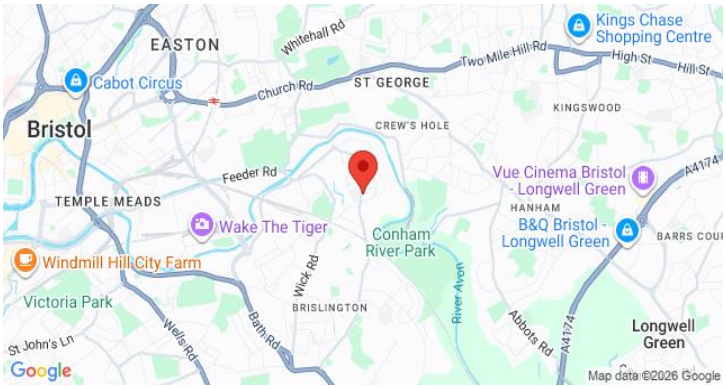
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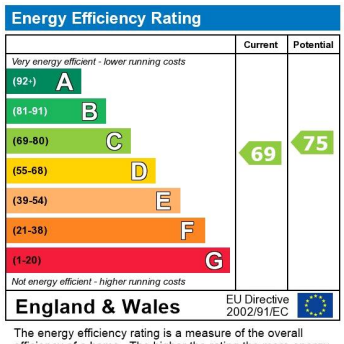




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Holbrook Moran - Redfield Branch
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