



23 Holmesdale Road, Bristol, BS3 4QN

£265,000

- NO ONWARD CHAIN
- Two Bedroom & Loft Room
- 999 Years on Lease (Share of Freehold)
- Open Plan Living
- Refurbished Throughout
- Contemporary Design
- Sought After Location
- 0.2 miles from Victoria Park

Just a stone's throw from Victoria Park, this beautifully presented two-bedroom property offers stylish accommodation arranged over two floors, with a fantastic open-plan living space and an impressive loft room!

Having been refurbished throughout, the property is ready for its new owners to move straight in and enjoy! The heart of the home is undoubtedly the spacious open-plan kitchen/living room, a wonderful space with a feature bay window allowing plenty of natural light to flood in. There's ample room for a comfortable seating area alongside a dining table, making this a great space for both relaxing and entertaining friends and family. The kitchen area completes the room, providing a practical space for everyday cooking.

This floor also has two well-proportioned bedrooms, both of which are doubles, providing flexibility for a variety of buyers. Whether you're looking for a comfortable main bedroom, guest accommodation or somewhere to work from home, there's plenty of choice! A contemporary bathroom completes this level.

Steps lead up to the loft room, a fantastic additional space measuring approximately 20ft in length, with two skylight windows allowing natural light to pour in. This versatile room could lend itself perfectly to a home office, hobby room, gaming room or simply somewhere to escape and unwind!

Holmesdale Road is ideally positioned for those looking to enjoy everything that South Bristol has to offer. The beautiful Victoria Park is just a short stroll away, perfect for morning walks, summer picnics or enjoying the views across Bristol. The vibrant North Street is also within easy reach, offering an array of independent cafés, restaurants, pubs and shops, whilst Bristol City Centre and Temple Meads are conveniently accessible.

A fantastic opportunity for first-time buyers, professionals or those looking for a stylish, low-maintenance home in one of South Bristol's residential locations.

Loft Room 20'0" x 14'2" (6.1 x 4.33)

Open Plan Kitchen/Living 14'3" x 16'5" (4.34m x 5.00m)

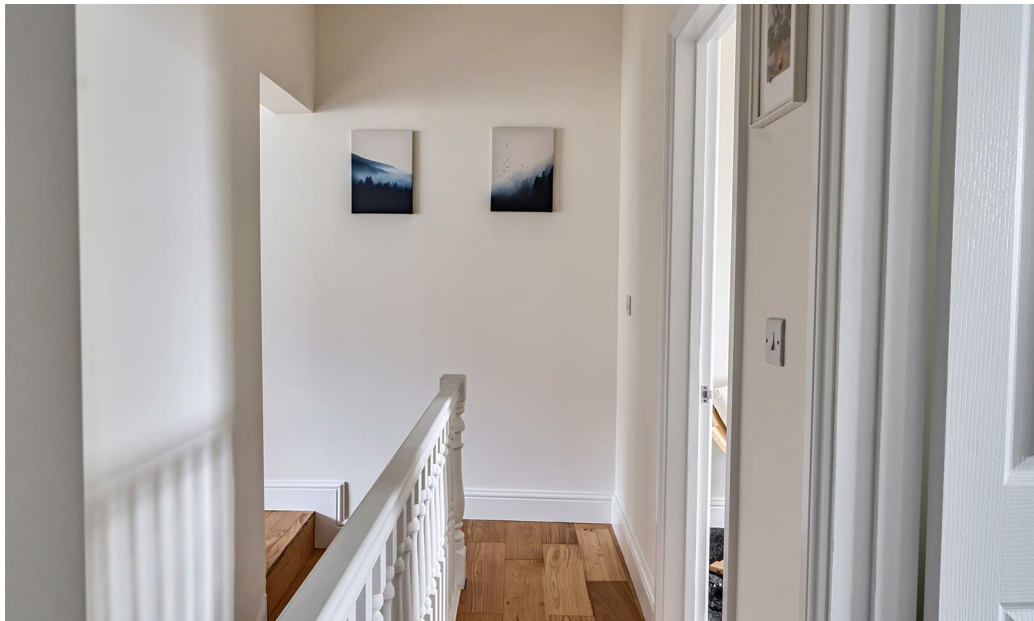
Bedroom One 12'11" x 8'9" (3.94m x 2.67m)

Bedroom Two 12'10" x 7'0" (3.91m x 2.13m)

Bathroom 7'0" x 5'3" (2.14 x 1.61)

999 Year Lease

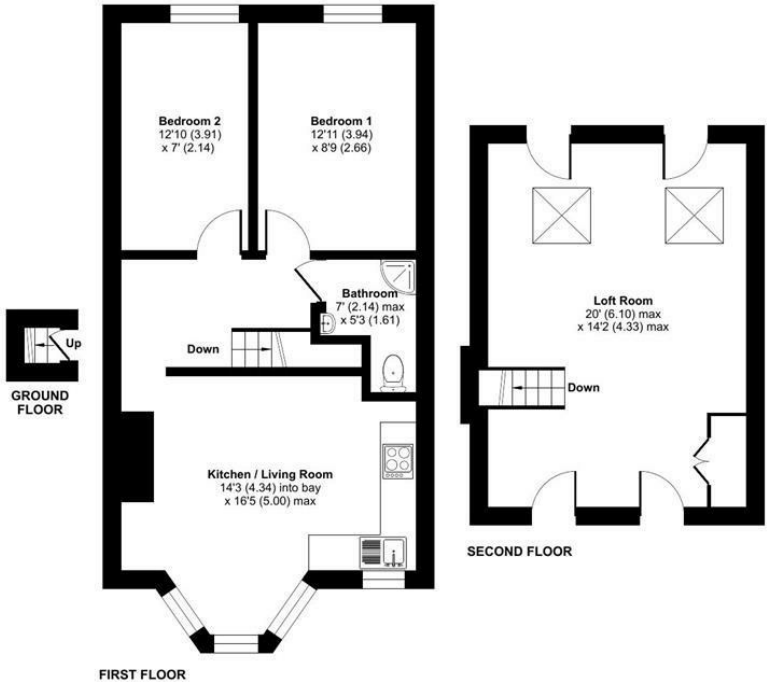




Holmesdale Road , Victoria Park, Bristol, BS3

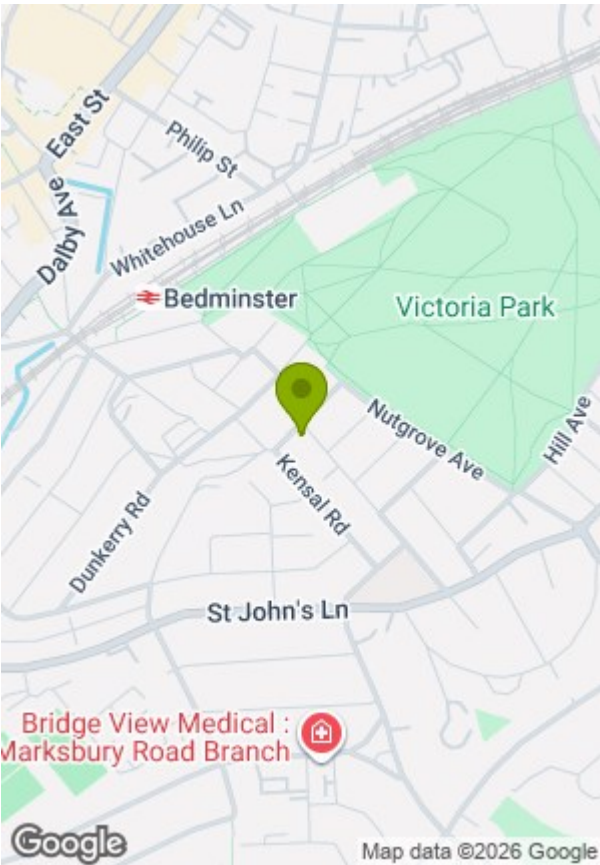
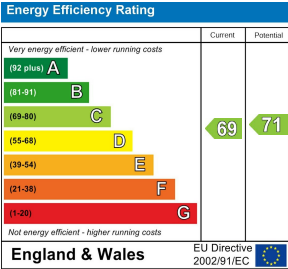
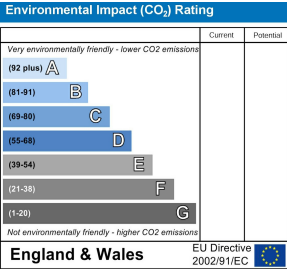


Approximate Area = 788 sq ft / 73.2 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Total = 799 sq ft / 74.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1537198

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