GREENWOODS
property centre

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8 Farrant Close, Bristol, BS4 1XQ **£235,000**

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This well proportioned house offers plenty inside and out with two generous bedrooms, ample living space and a substantial garden plot.

Upon entering this home you are welcomed into the expansive, living/dining room spanning an impressive 21ft. This space is perfect for hosting friends and family and can be expanded further as a party space by opening the double doors into the conservatory. This room itself is versatile and could be used as a home office or children's play room.
Completing the ground floor is that kitchen profiting ample storage units and worktop space, ideal for meal prep, like the conservatory, the double doors allows whoever is in the kitchen to still be involved in the wider conversation if taking place in the living area.

Upstairs are two well-proportioned bedrooms, both of which would fit double beds. The largest room benefits a walk in wardrobe/dressing room. Finalising the first floor is the recently refurbished shower room.

Externally this home continues to impress with a significant rear and side plot. The ideal area of summer hosting/alfresco dining.

Farrant close is conveniently placed close to Hengrove Leisure Park with plenty of eateries, activity spots and Hengrove Leisure Centre is nearby to cover sporting activities. Additionally just 0.5 miles to the Imperial Retail Park, with further places to grab a coffee a bite to eat or spend a few hours shopping.

- Substantial South Facing Garden
- End of Terrace
- Shower Room
- Two Double Bedrooms
- Large Living Space
- Freehold

Living Room 21'0" x 15'5" (6.41 x 4.71)

Kitchen 14'6" x 10'4" (4.44 x 3.16)

Conservatory 11'8" x 11'0" (3.56 x 3.36)

Store 7'0" x 3'4" (2.15 x 1.03)

Bedroom One 11'8" x 9'1" (3.58 x 2.77)

Bedroom Two 9'10" x 9'4" (3.00 x 2.87)

Dressing Room (in Bedroom One) 9'7" x 4'5" (2.93 x 1.37)

Shower Room 9'2" x 5'9" (2.81 x 1.76)

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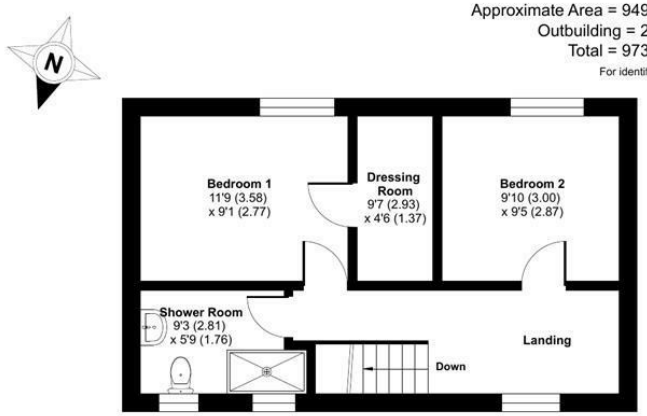
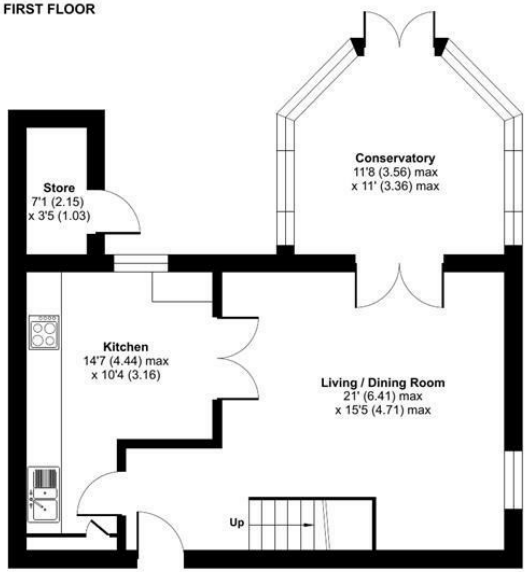
Farrant Close, Bristol, BS4

Approximate Area = 949 sq ft / 88.1 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 973 sq ft / 90.3 sq m
For identification only - Not to scale

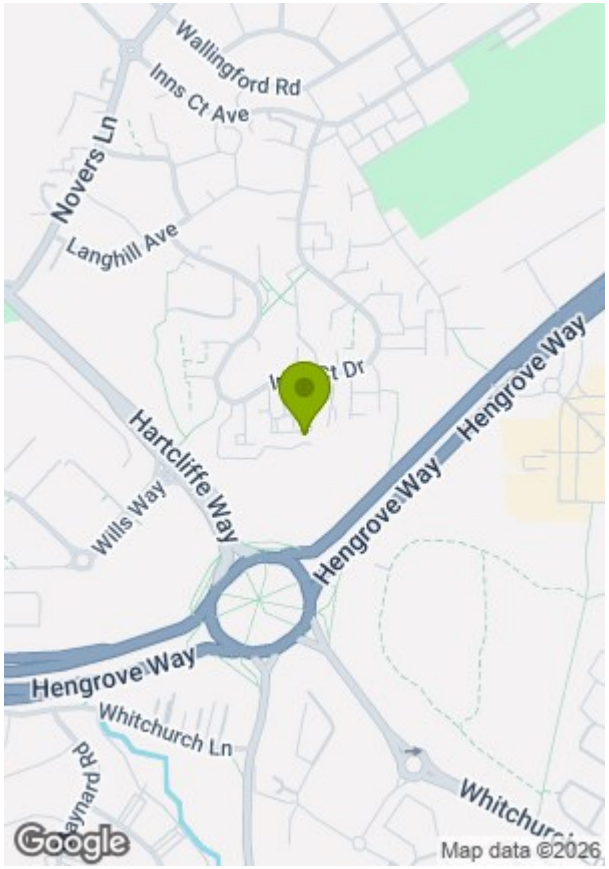


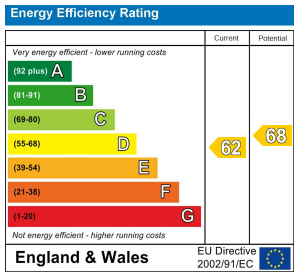
FIRST FLOOR

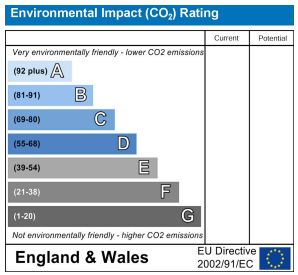


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1429016 ©nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL







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