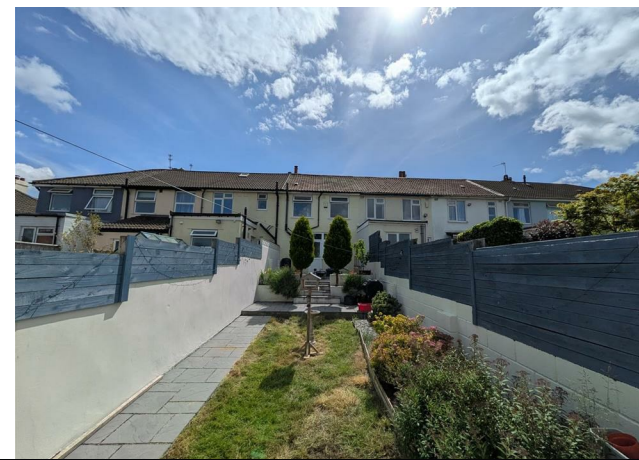




Jersey Avenue, Brislington

£295,000

- **3D INTERACTIVE TOUR!**
- **Two Double Bedrooms**
- **Modern Kitchen / Breakfast Room**
- **Off Street Parking**
- **Fantastic First Time Purchase**

- **1930's Built Terraced Home**
- **Sitting Room with Log Burner**
- **Stylish Upstairs Bathroom**
- **Good Size Rear Garden & Detached Garage**
- **Energy Rating - D**

Charming 1930s Terrace Home on Jersey Avenue – Ideal First-Time Buy

Nestled on the ever-popular Jersey Avenue, this well-presented 1930s-built terrace home perfectly blends period character with modern comforts. Since 2021, the current owners have thoughtfully updated the property throughout, creating a stylish and welcoming home that's ready to move into.

The ground floor features a light and airy sitting room, complete with stripped floorboards and a cosy fitted log burner—ideal for relaxing evenings in. To the rear, the modern kitchen/dining room boasts sleek white high-gloss units, a range cooker, and views over the garden, offering a lovely space for everyday dining and entertaining alike. Upstairs, you'll find two bedrooms, including a spacious principal bedroom with beautifully restored floorboards. The contemporary bathroom is both elegant and practical, featuring a walk-in shower cubicle and chic finishes. Outside, the front of the property offers hardstanding for convenient off-street parking. The generous rear garden is a real highlight—fully enclosed and thoughtfully landscaped with a raised patio area and steps down to a lawn. It's the perfect spot for summer barbecues, gatherings with friends and family, or simply letting the kids play.

Ideally located close to local amenities, shops and schools and with a vast array of popular open green spaces nearby including Victory Park, the popular Nightingale Valley Woods and Eastwood Farm Nature Reserve, ideal for walking the dog all year round. Beeses Tea Gardens is also a short walk away which is a charming, tranquil riverside pub, open seasonally, featuring fantastic gardens & outdoor seating, a great spot for a bit of summer R&R. The city centre is easily accessible via direct bus links including Brislington Park & Ride, which is only a short distance away and provides direct links to Bristol City Centre and Bristol Temple Meads train station.

Living Room 13'10" into bay x 10'11" into recess (4.22 into bay x 3.33 into recess)

Kitchen/Diner 13'11" x 10'9" (4.25 x 3.28)

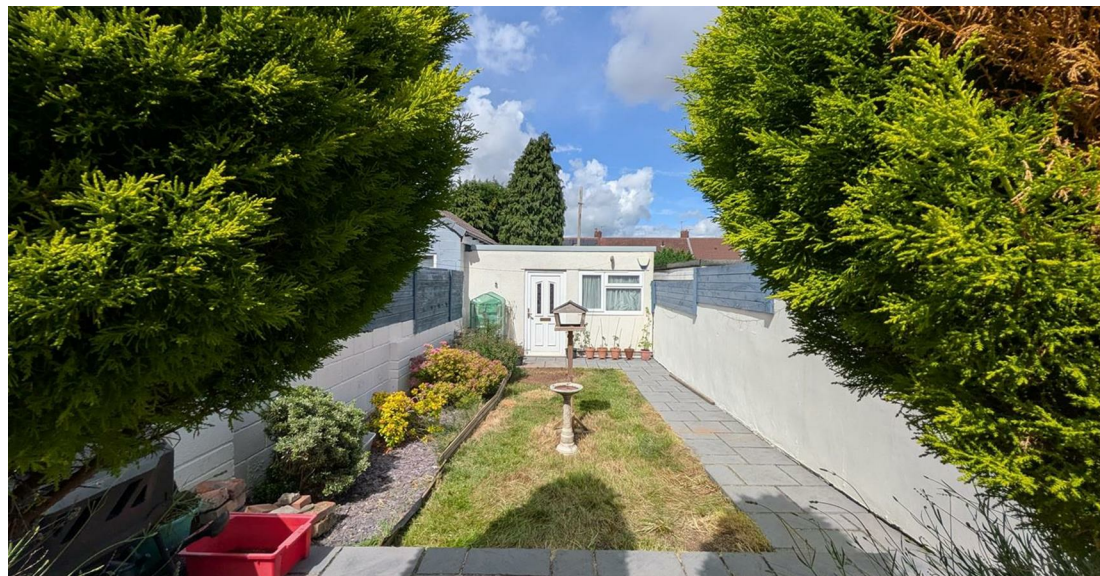
Bedroom One 14'2" max x 13'10" max (4.34 max x 4.24 max)

Bedroom Two 10'7" x 6'9" (3.23 x 2.06)

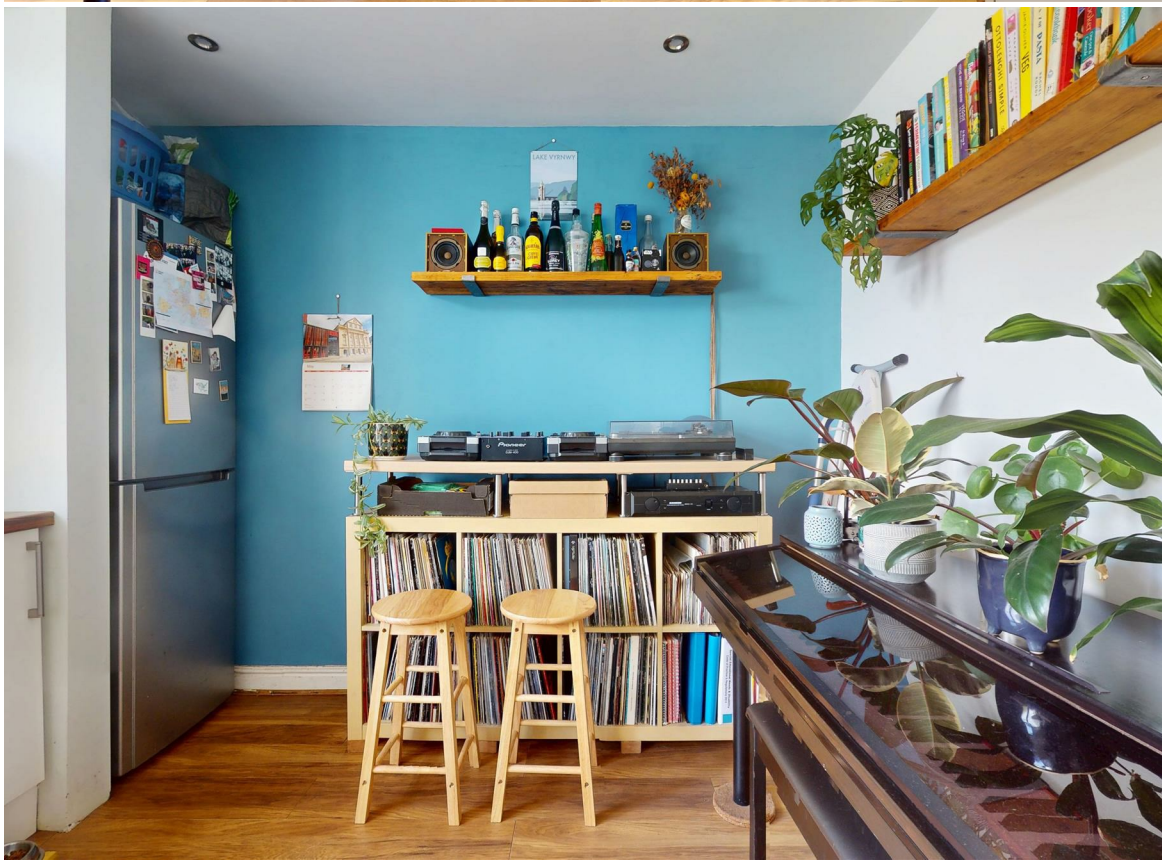
Bathroom 10'7" x 6'10" max (3.23 x 2.10 max)

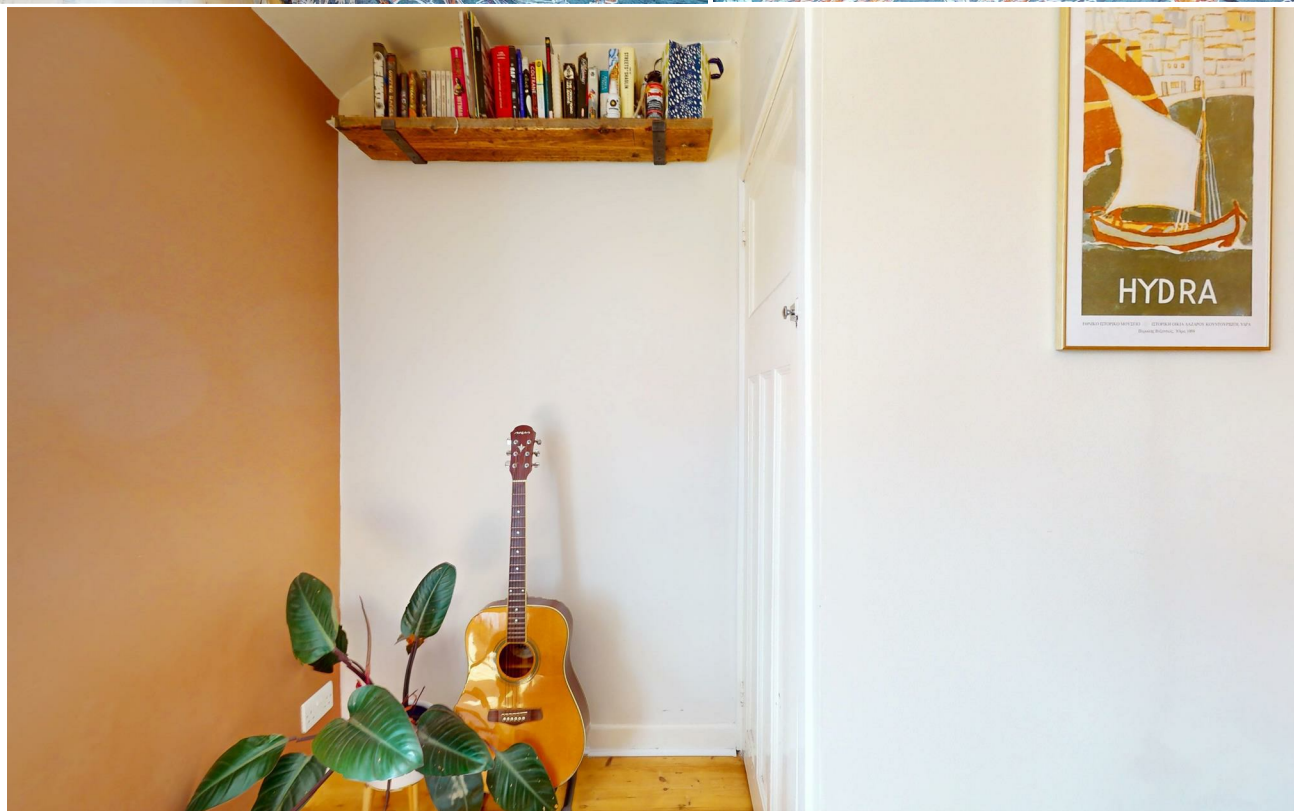
Tenure - Freehold

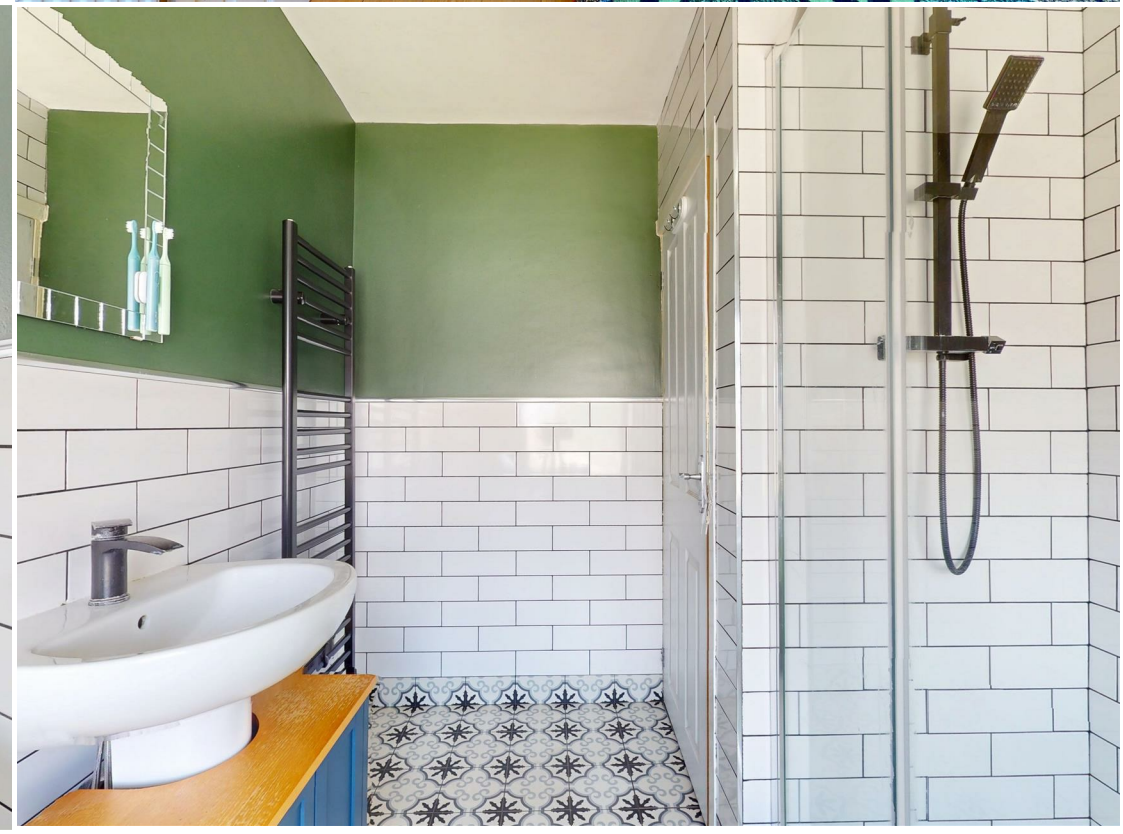
Council Tax Band - B



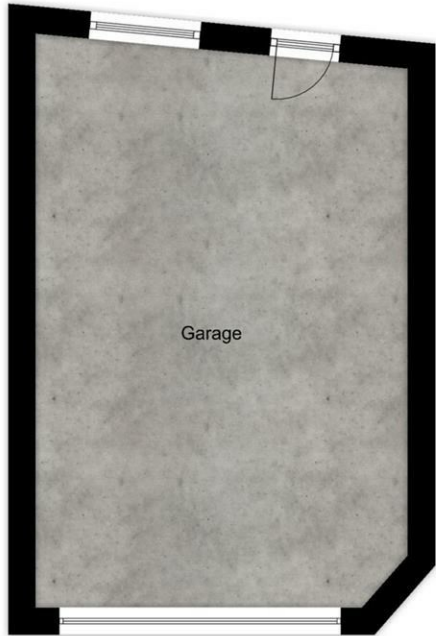




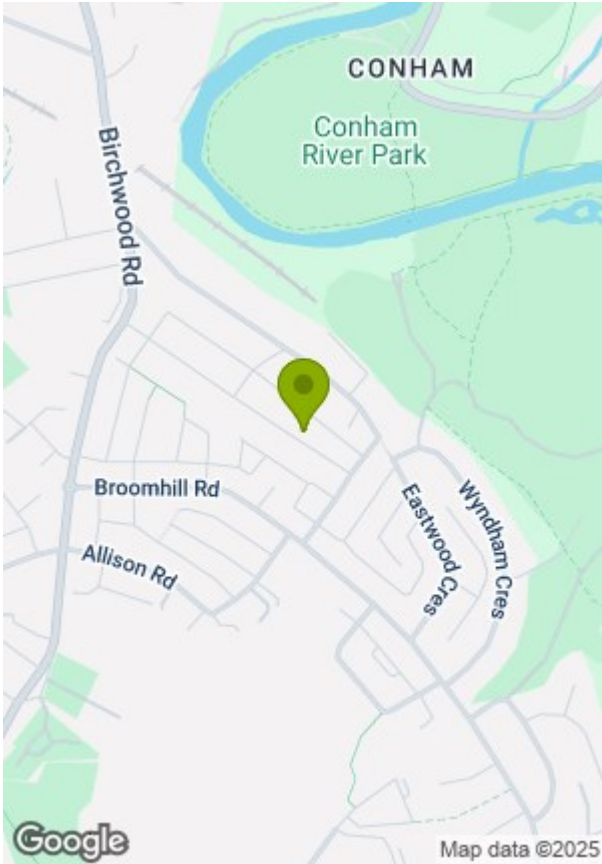








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.