



50 Runswick Road, Bristol, BS4 3HY

£475,000

- Runswick Road
- Three Bedrooms
- Kitchen / Dining Room
- Large Rear Garden
- NO ONWARD CHAIN

A well presented three-bedroom end-terrace family home, ideally positioned on the highly sought-after Runswick Road. Set in an elevated spot, this charming property offers bright, spacious accommodation and a stylish blend of character features and modern living. The ground floor welcomes you with an inviting entrance hall leading to a bay-fronted sitting room, complete with a log burner and exposed floorboards which flow seamlessly into the light and airy kitchen/dining room. French doors open directly onto the rear garden, creating an excellent space for indoor-outdoor living and entertaining. Upstairs, the home offers two generous double bedrooms, a further single bedroom, and a well-appointed family bathroom. Outside, the property boasts a substantial rear garden arranged over three tiers. The first level provides a paved patio area perfect for relaxing or dining al fresco. Steps rise to a second patio, with the upper tier featuring a lawn bordered by mature shrubs and trees, offering both privacy and greenery.

The home is situated on a popular residential road in an exceptionally convenient location, just a short walk from a variety of well-regarded independent shops and cafés. Local favourites such as Grounded and the Deli at Sandy Park are close by, while Paintworks—home to lively spots including Miro Lounge and the iconic Airstream Diners—is also within easy reach. This part of Brislington is highly desirable among young professionals and families, offering an excellent balance of city living and access to generous green spaces. Residents can enjoy Arnos Park and the picturesque grounds of Arnos Vale Cemetery, as well as scenic riverside walks along the River Avon, which meanders through beautiful stretches and leads to the ever-popular Beese's Riverside Bar. Families will appreciate the excellent range of primary and secondary schools within walking distance, making this a superb choice for those seeking a well-connected home with strong community feel.

Sitting Room 15'4 into bay x 12'8 max (4.67m into bay x 3.86m max)

Kitchen / Dining Room 19'3 x 12'10 max (5.87m x 3.91m max)

Bedroom One 15'9 into bay x 11'6 max (4.80m into bay x 3.51m max)

Bedroom Two 12'9 x 11'11 (3.89m x 3.63m)

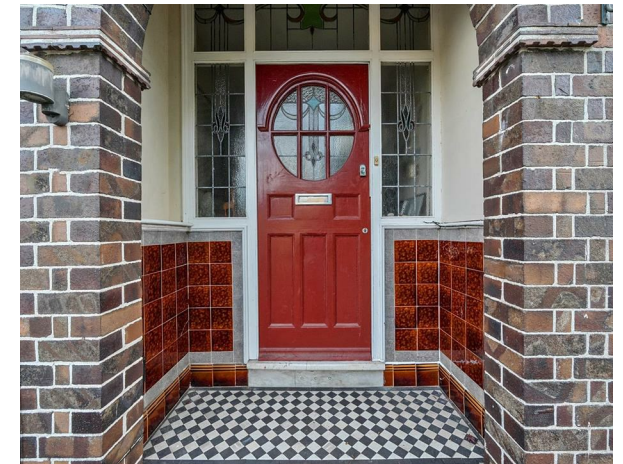
Bedroom Three 9'10 x 7'7 (3.00m x 2.31m)

Bathroom 6'10 x 5'7 (2.08m x 1.70m)

Tenure - Freehold

Council Tax Band - C

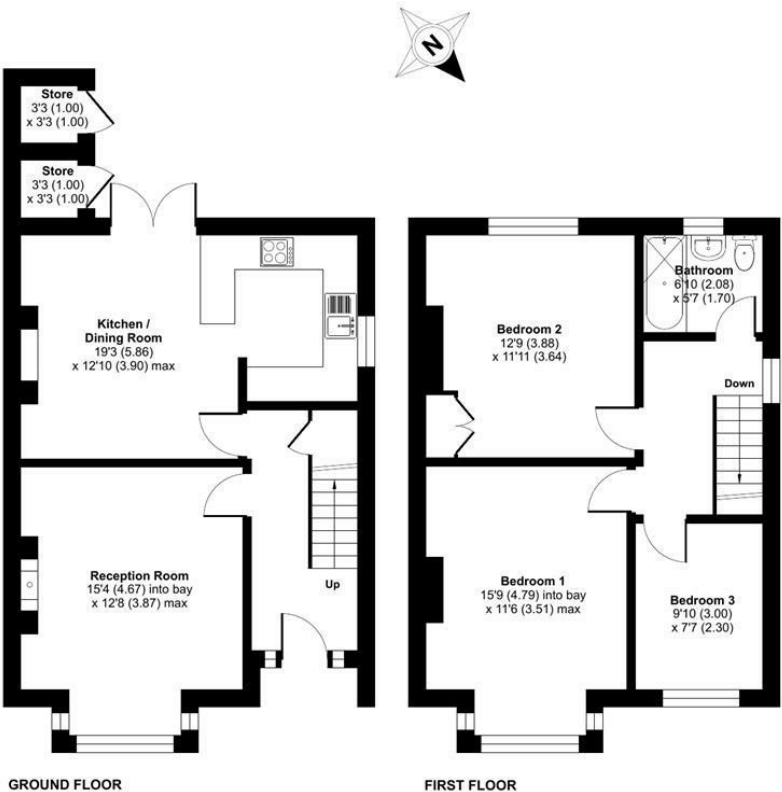
- End Terrace Family Home
- Sitting Room
- Upstairs Family Bathroom
- Close to Arnos Park
- Energy Rating - D





Runswick Road, Brislington, Bristol, BS4

Approximate Area = 1021 sq ft / 94.8 sq m
Outbuildings = 22 sq ft / 2 sq m
Total = 1043 sq ft / 96.8 sq m
For identification only - Not to scale

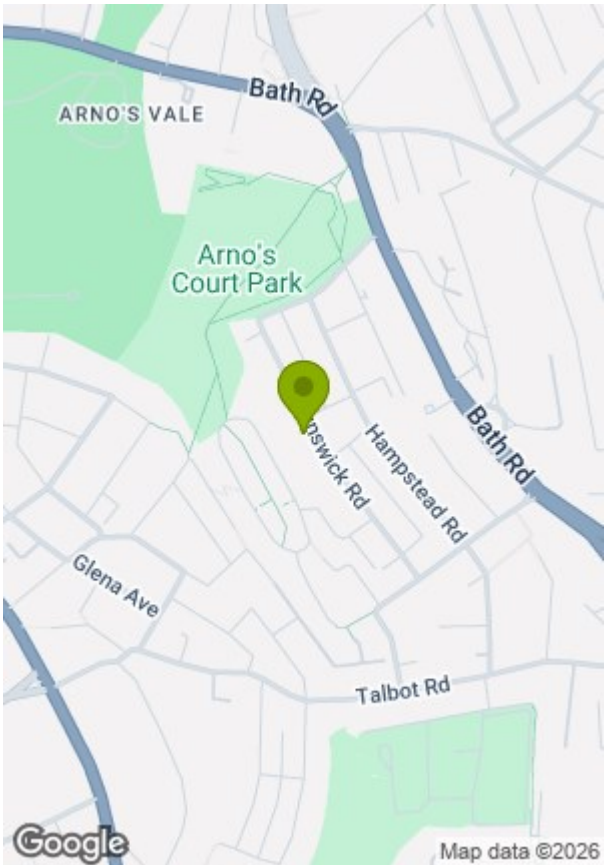


Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

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