Cardill Close, Bedminster Down

£375,000

- **Beautifully Presented Throughout**
- **Open Plan Lounge / Diner**
- **Garage In Nearby Block**
- **Modern Contemporary Bathroom**

- **Three Bedrooms**
- **Conservatory**
- **Driveway Providing Off Street Parking**
- **Energy Rating - D**

Greenwoods are delighted to bring to the market this beautifully presented three-bedroom family home, which has been thoughtfully refurbished by the current owner in recent years, offering stylish and comfortable living throughout.

Light-filled and inviting, the property features a spacious open-plan lounge and dining area - perfect for both relaxing and entertaining. The modern fitted kitchen is well-appointed, while the newly installed bathroom boasts a sleek, contemporary design. A bright conservatory extends the living space, leading out to a lovely rear garden - ideal for enjoying a sunny afternoon or evening.

Upstairs, you'll find three well-proportioned bedrooms, all finished to a high standard. Outside, a block-paved driveway provides off-street parking, and there is also a garage located in a nearby block for additional storage or parking needs.

Perfectly positioned on a quiet road within walking distance of the lively amenities of North Street, you'll have some of Southville's best cafés, independent shops, and eateries right on your doorstep. From the cultural buzz of The Tobacco Factory to the flavours of Souk Kitchen and The Spotted Cow, this location offers an unbeatable lifestyle in one of Bristol's most sought-after neighbourhoods.

Lounge 15'2" x 12'6" (4.64 x 3.83)

Dining Room 10'2" x 7'10" (3.1 x 2.4)

Kitchen 10'5" x 7'7" (3.2 x 2.32)

Conservatory 9'11" x 6'9" (3.04 x 2.07)

Bedroom One 12'7" x 9'1" (3.85 x 2.78)

Bedroom Two 12'10" x 9'1" (3.93 x 2.78)

Bedroom Three 9'1" x 6'5" (2.78 x 1.98)

Bathroom 6'5" x 6'3" (1.98 x 1.93)

Garage 16'6" x 8'0" (5.04 x 2.44)

Tenure Status - Leasehold
The seller has informed us that the freehold has recently been purchased and will be rigistered with Land Registry on completion of the sale.

Council Tax - Band C

Cardill Close, Bristol, BS13

Approximate Area = 935 sq ft / 86.8 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1067 sq ft / 99 sq m
For identification only - Not to scale

N

Garage
16'6 (5.04)
x 8'0 (2.44)

Conservatory
10'0 (3.04)
x 6'9 (2.07)

Kitchen
10'6 (3.20)
x 7'7 (2.32)

Dining Room
10'2 (3.10)
x 7'10 (2.40)

Bathroom
6'6 (1.98)
x 6'4 (1.93)

Bedroom 2
12'11 (3.93) max
x 9'1 (2.78)

Down

Reception Room
15'3 (4.64)
x 12'7 (3.83)

Up

Bedroom 3
9'1 (2.78)
x 6'6 (1.98)

Bedroom 1
12'8 (3.85)
x 9'1 (2.78)

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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Axis Trampoline &
Gymnastics Club

Bedminster
Down C
Allotments

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(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 CO2 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 CO2 emissions			

England & Wales — EU Directive 2002/91/EC