



4 Avonside Way, Bristol, BS4 4BF

£295,000

- Energy Rating - C
- Living Room
- Conservatory
- Double Glazing
- Enclosed Rear & Side Gardens
- Two Bedrooms
- Modern Kitchen/Diner
- Family Bathroom
- Gas Central Heating
- Off Street Parking

An exceptional two-bedroom end-of-terrace property nestled within the sought-after St. Anne's Park riverside development, offers seamless access to the city and is conveniently located near local amenities. This stunning home greets you with an inviting entrance hall leading to a spacious living area that seamlessly flows into a modern kitchen diner, complemented by a UPVC double-glazed conservatory. Upstairs, two generously sized bedrooms and a stylishly re-fitted bathroom await. Outside, parking is available at the front, while the landscaped enclosed gardens at the side and rear provide a serene retreat. The garden is larger than those attached to most similar properties, is attractively presented, and features a side entrance, adding to its appeal. Additionally, residents of this road enjoy convenient access to the Avon River path, perfect for leisurely strolls or outdoor activities. Presented to an impeccable standard, this residence features double glazing and gas central heating courtesy of a combination boiler.

Lounge 11'11" x 11'7" (3.63 x 3.54)

Kitchen/Diner 13'1" x 16'5" (4 x 5)

Conservatory 8'3" x 7'10" (2.52 x 2.41)

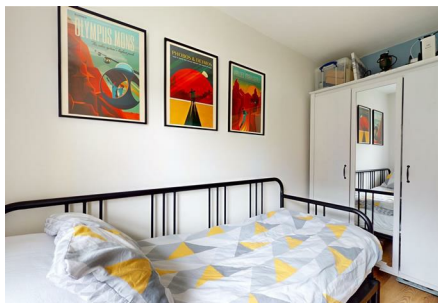
Bedroom One 9'8" x 14'9" into recess (2.94 x 4.5 into recess)

Bedroom Two 10'5" x 7'8" (3.17 x 2.34)

Bathroom 6'1" x 6'11" (1.86 x 2.1)

Tenure Status - Freehold

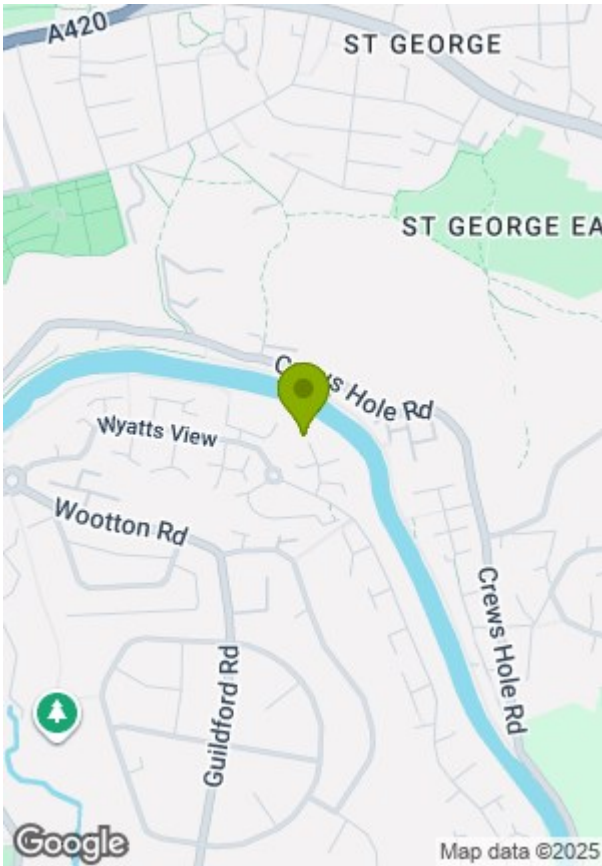
Council Tax - Band B







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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