GREENWOODS property centre

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Grinfield Avenue, Hartcliffe **£300,000**

- **Energy Rating - C**
- **Terraced Family Home**
- **Beautifully Presented**
- **Good Size Rear Garden**
- **NO ONWARD CHAIN**
- **Three Bedrooms**
- **Driveway Providing Off Street Parking**
- **17ft X 11ft Kitchen / Diner**

A Stylish Three Bedroom Home on Grinfield Avenue, Hartcliffe

If you're looking for a home that's ready to move straight into, this beautifully updated three bedroom terraced property on Grinfield Avenue is well worth a look. Modernised to a high standard throughout, it combines smart interiors with practical living space and a generous rear garden, making it an appealing choice for first time buyers and growing families.

Step inside and the entrance porch leads through to a welcoming sitting room, where the fully tiled floor and oak staircase with glass balustrade create a contemporary feel. The modern fitted kitchen sits to the rear, offering a stylish and practical space for everyday cooking, with direct access out to the garden.

Upstairs, you'll find three good sized bedrooms and a family bathroom, providing comfortable space for a growing household or a home office if needed.

Outside, there's off street parking to the front for several vehicles, a real bonus for busy households. Side access leads to the enclosed rear garden, which is laid mainly to lawn and features a covered seating area, ideal for enjoying time outdoors whatever the weather. There's also a large shed or garden room, offering plenty of potential for storage, hobbies or a space to escape to.

With gas central heating, double glazing and a modern finish throughout, this is a home that offers plenty to like without the immediate need for updating. An internal viewing is highly recommended to appreciate the space, presentation and outside areas on offer.

Living Room 17'10" max x 10'11" min (5.45 max x 3.34 min)

Kitchen / Dining Room 17'9" x 11'3" (5.42 x 3.44)

Bedroom One 12'3" max x 10'2" (3.75 max x 3.10)

Bedroom Two 11'2" x 10'3" max (3.42 x 3.13 max)

Bedroom Three 9'2" x 7'10" (2.81 x 2.39)

Shower Room 8'4" x 5'4" (2.55 x 1.63)

Storage Shed 10'6" x 5'5" (3.22 x 1.66)

Tenure Status - Freehold

Council Tax - Band B







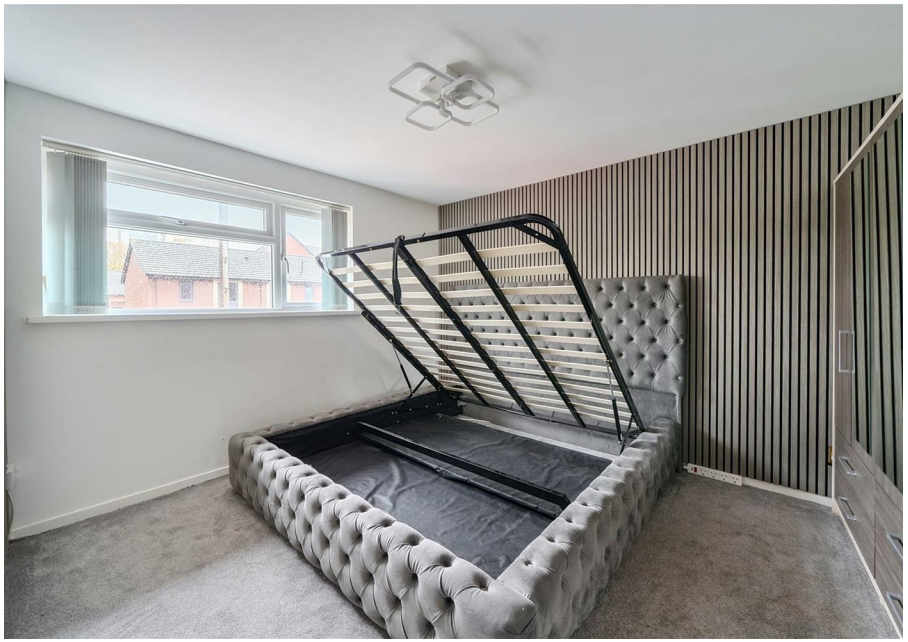




















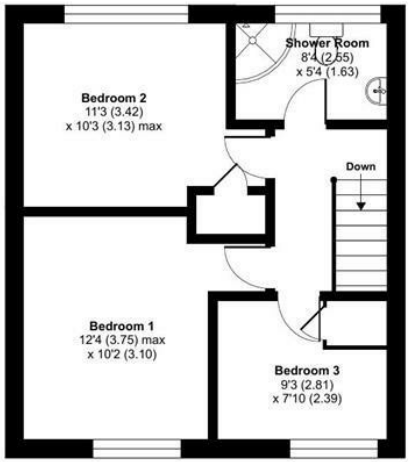


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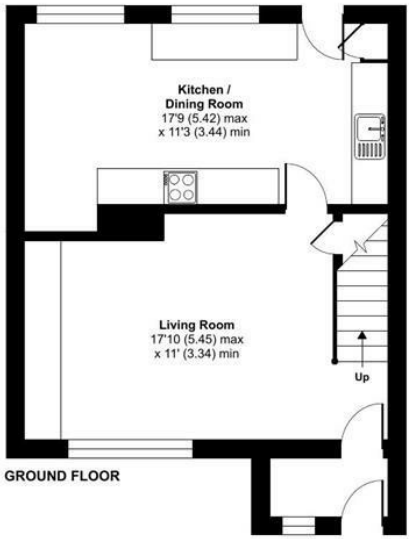
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Grinfield Avenue, Bristol, BS13

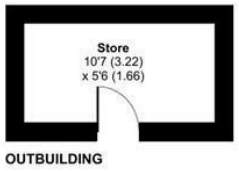
Approximate Area = 947 sq ft / 87.9 sq m
Outbuilding = 57 sq ft / 5.2 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



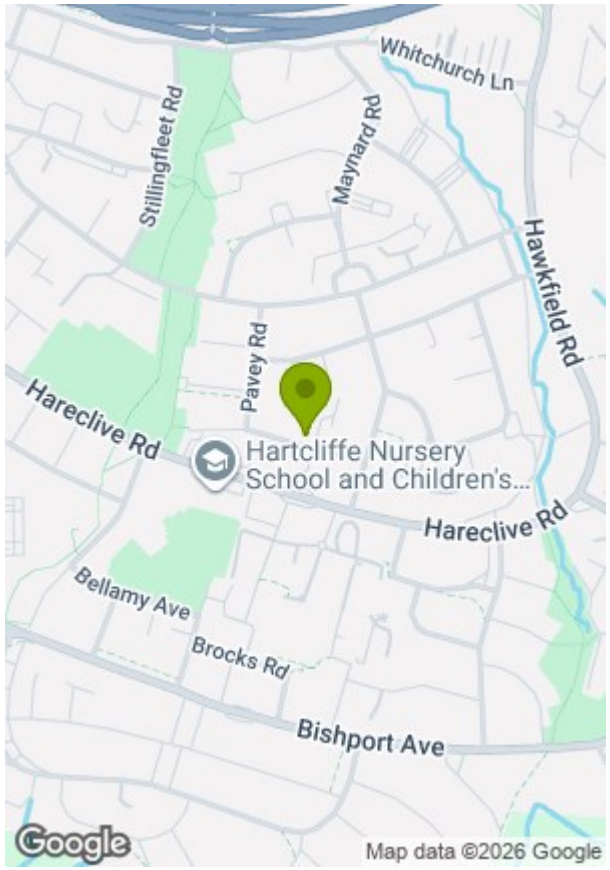
FIRST FLOOR

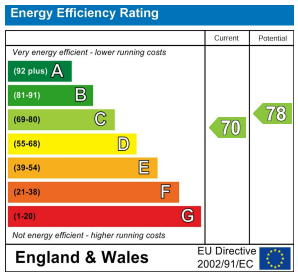


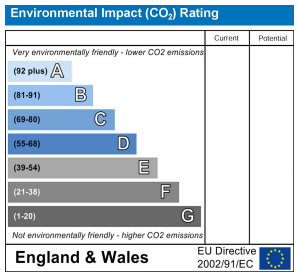
GROUND FLOOR



OUTBUILDING







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenwoods Property Centre. REF: 1538900

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