



Bishport Avenue, Bristol

£270,000

- **Energy Rating - E**
- **NO ONWARD CHAIN**
- **Southerly Facing Rear Garden**
- **Gas Central Heating**
- **Close To Local Amenities**

- **Three Bedroom Home**
- **Driveway providing Off Street Parking**
- **UPVC Double Glazing**
- **Kitchen/Diner**
- **Light & Airy Throughout**

Situated on Bishport Avenue, this well-presented three-bedroom terraced home offers a convenient location close to local schools, shops, and transport links, making it a practical choice for a range of buyers. Offered with NO ONWARD CHAIN, it's an appealing option for those looking to move quickly.

The property opens into a welcoming hallway leading to a bright sitting room and a well-maintained kitchen/diner, which provides ample storage and direct access to the rear garden via French doors.

Upstairs, there are two well-proportioned double bedrooms and a versatile single bedroom, ideal as a nursery or study, along with a family bathroom.

Externally, the property benefits from side access leading to a generous, southerly-facing rear garden, which is mainly laid to patio for low maintenance. There is also an outbuilding providing additional storage or workspace, as well as a rear driveway offering off-street parking.

Perfectly positioned within walking distance of Hartcliffe City Farm, Bridge Learning Campus, and Millennium Green, the home is also close to a range of local amenities, including shops, parks, pubs, and bus routes.

Living Room 12'9" x 11'10" (3.90 x 3.61)

Kitchen/Diner 18'0" x 8'11" (5.49 x 2.72)

Bedroom One 12'11" x max x 11'0" max (3.95 x max x 3.36 max)

Bedroom Two 13'8" max x 9'4" max (4.18 max x 2.87 max)

Bathroom 7'8" x 5'6" (2.34 x 1.70)

Tenure - Freehold

Council Tax Band - B



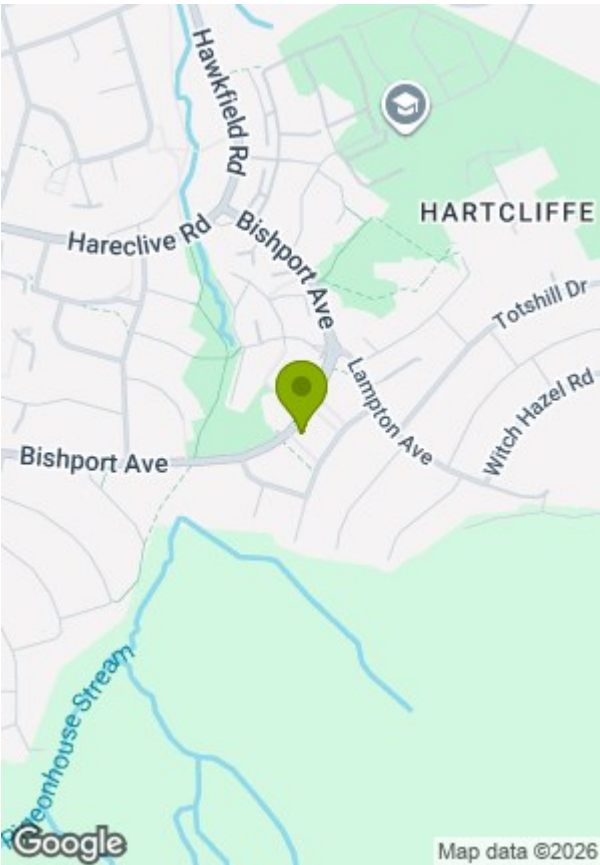
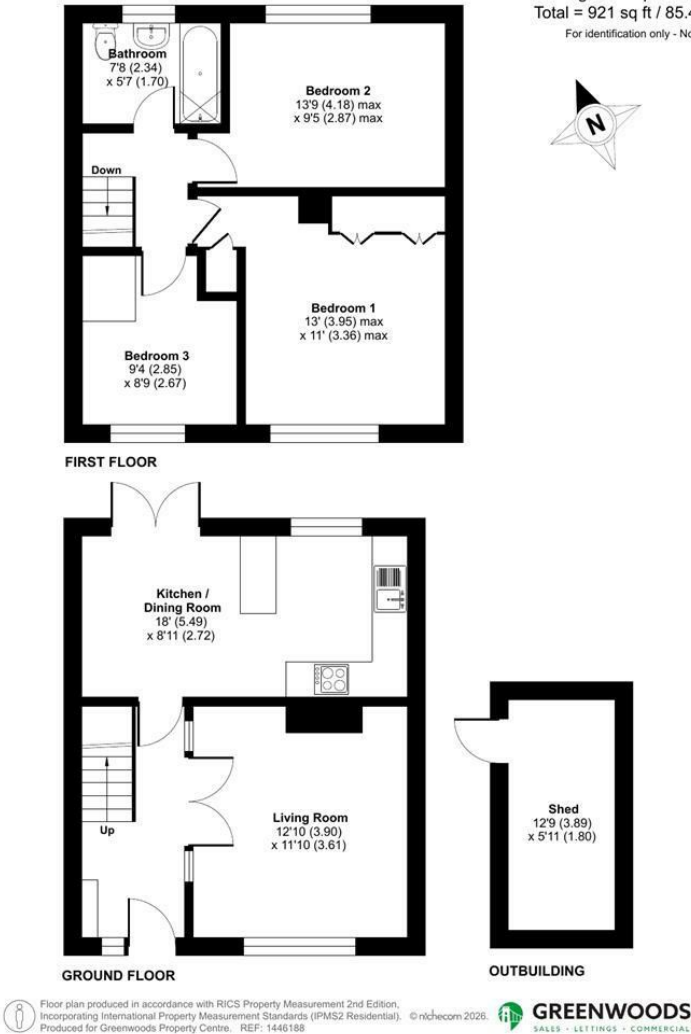






Bishport Avenue, Bristol, BS13

Approximate Area = 846 sq ft / 78.5 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 921 sq ft / 85.4 sq m
For identification only - Not to scale



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		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(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	

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.