



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





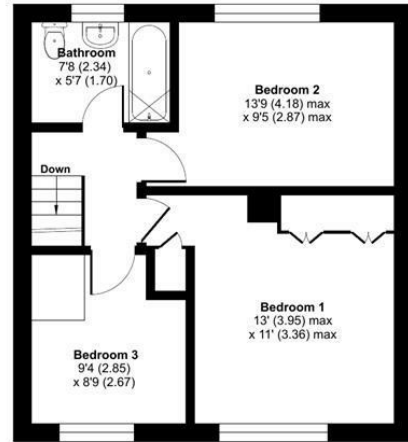




## Bishport Avenue, Bristol, BS13

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

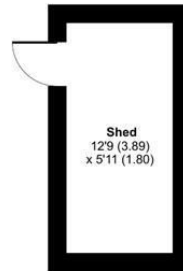
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FIRST FLOOR



GROUND FLOOR

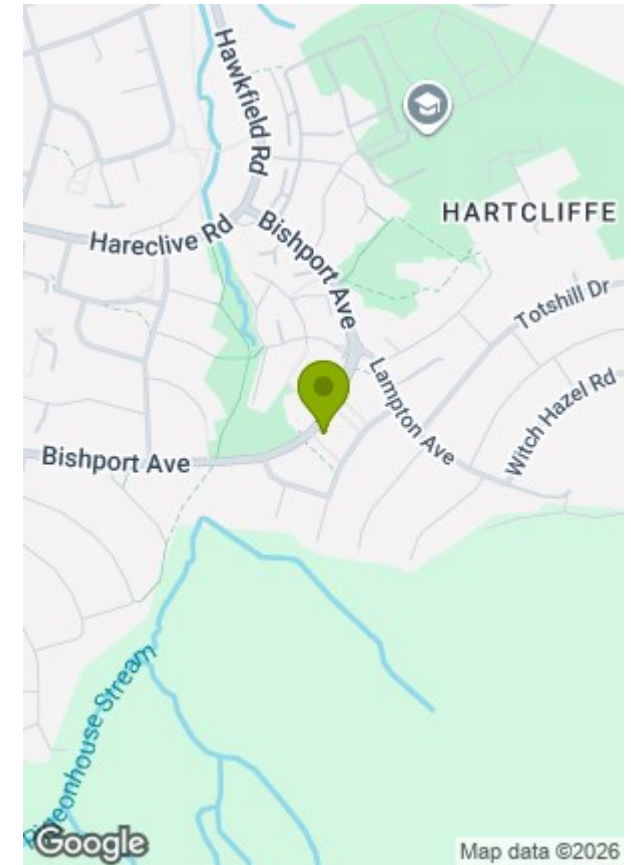


OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1446188

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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		53	82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) A		
(61-81) B			
(40-60) C			
(21-39) D			
(12-20) E			
(1-11) F			
(0) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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