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**4 Loxton Square, Bristol , BS14 9SF** **£300,000**

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- NO ONWARD CHAIN
- Driveway for Three Cars
- Two Reception Rooms
- Three Bedroom Semi
- West Facing Garden
- Semi Detached House
- Outbuildings/Storage Space
- Generous Rear Lawn





This semi-detached home offers a fantastic opportunity for a growing family and first time buyers alike. Located only 0.3 miles Oasis Academy, it is perfectly positioned for easy access to local schools and amenities with the nearest shop and post office being situated less than 100 yards away.

Upon entering the property into the hallway, immediately in front of you is the dining room which benefits from French doors allowing access onto the rear garden but also filling the space with natural light.
To the left of the hallway is the kitchen with plenty of storage space and worktop area, additionally this room has a large window to the front over looking the drive and an external door leading out to the side of the property, providing access to the useful outbuildings, perfect for extra storage.
Completing the downstairs is the well presented living room. An ideal area to relax and unwind at the end of the day, as with the dining room there is also access out onto the expansive rear garden.

Upstairs we find the three bedrooms, two of which are doubles, the largest of which profiting lots of built in storage space. The third bedroom lends itself to an ideal home office area or single bedroom.
The three piece, seaside themed bathroom finalizes the internal living space of this home.

Externally the west facing rear garden needs no further elaboration, an expansive space perfect for children to play or to host friends or family for a BBQ.
To the front is the triple driveway paved across the full width of the house.

Bedroom One 13'7" x 10'11" (4.16 x 3.35)

Bedroom Two 11'10" x 10'11" (3.62 x 3.35)

Bedroom Three 10'7" x 7'0" (3.24 x 2.15)

Living Room 15'5" x 10'11" (4.7 x 3.35)

Dining Room 10'11" x 9'7" (3.35 x 2.94)

Kitchen 15'5" x 7'0" (4.7 x 2.15)

Bathroom 7'0" x 6'11" (2.15 x 2.11)

Outbuildings

Tenure - Freehold

Council Tax Band - C







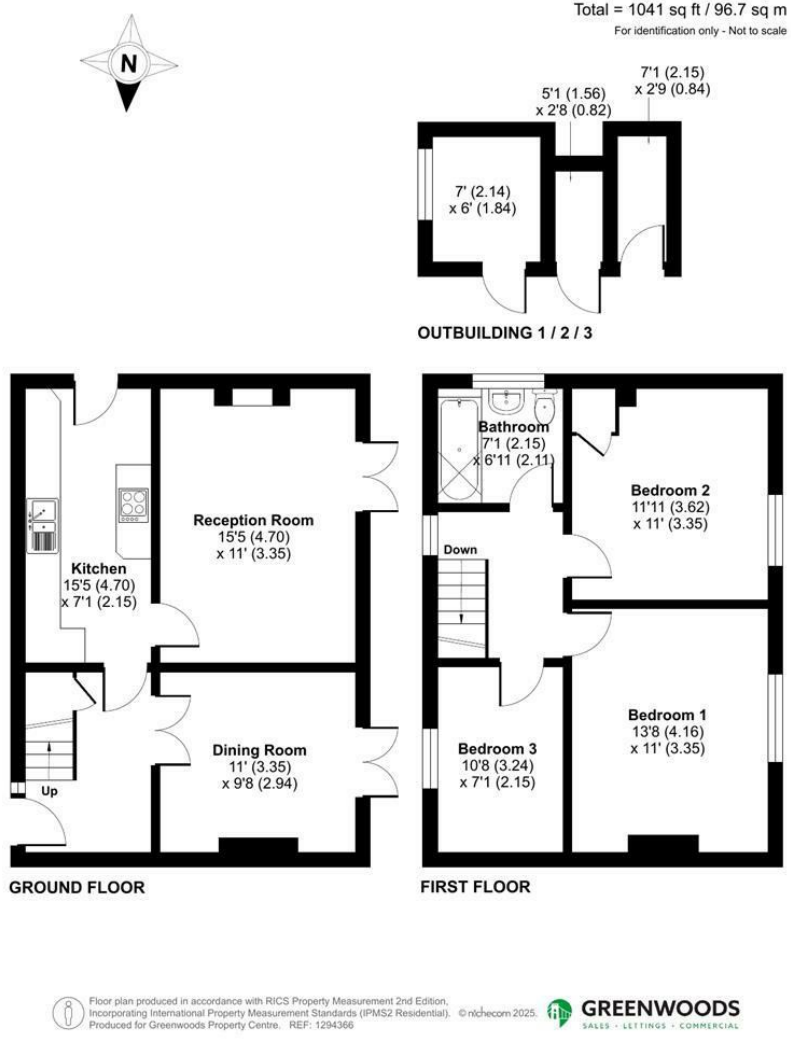






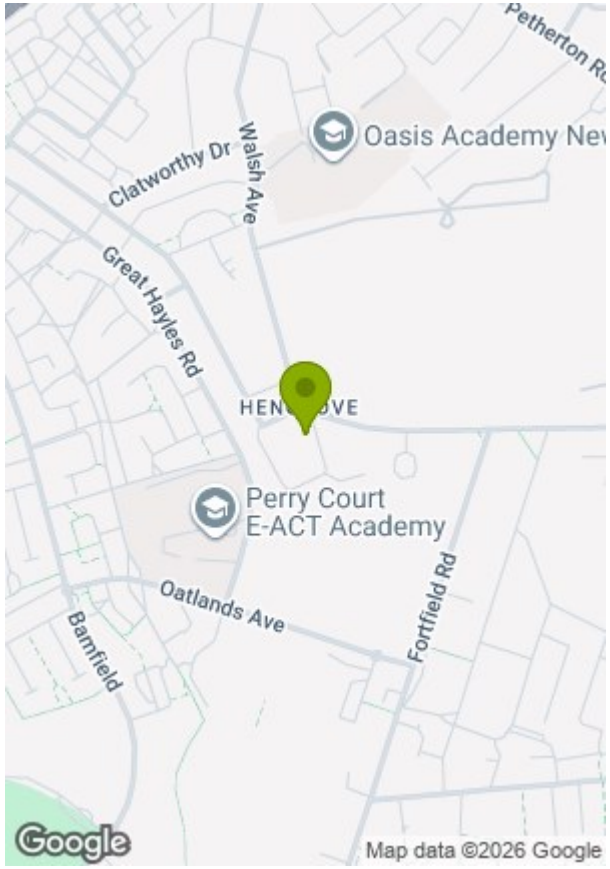

# Loxton Square, Bristol, BS14

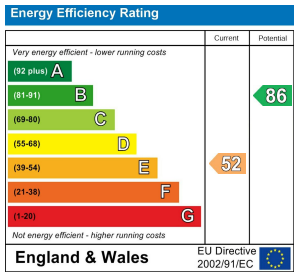
Approximate Area = 966 sq ft / 89.7 sq m
Outbuilding = 75 sq ft / 7 sq m
Total = 1041 sq ft / 96.7 sq m
For identification only - Not to scale

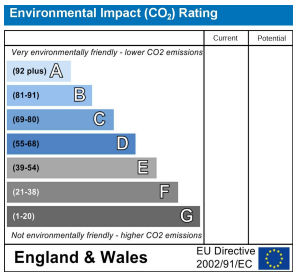



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Greenwoods Property Centre. REF: 1294366

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