



12 Braikenridge Road, Bristol, BS4 3SW

Asking Price £439,995



**** NO CHAIN ****

Matthews and Co are delighted to bring to the sales market this semi detached 3 double bedroom house situated in a great location, boasting easy access to the A4 Bath Road with great links to the City Centre, Keynsham and Bath. This fantastic, family home is ideally located for the local health centre/Doctors, Wicklea Primary School and the nearby, extremely popular Sandy Park community, all within a short walk.

The property itself is immaculately presented throughout and briefly comprises of an entrance porch, hallway, bay fronted lounge, kitchen/dining room opening out on to the garden to the ground floor, with 3 double bedrooms and a bathroom to the first floor. Outside the house benefits from a garden and driveway to the front with gates leading on to the driveway which runs along the side of the property. To the rear is an attractive sunny aspect, low

- No chain Semi detached property
- Bay fronted lounge
- 3 double bedrooms
- Low maintenance front garden with driveway running full length of house for up to 3 vehicles
- Wicklea Primary School and extremely popular Sandy Park community, all within a short walk.
- Immaculately presented throughout
- Open plan kitchen/dining room leading out to the garden
- Modern family bathroom
- Great size sunny aspect rear garden with patio area and large artificial lawn
- Good transport links via the A4 Bath Road to Bristol Temple Meads, City Centre and beyond

