



## 23 Conway Road, Bristol, BS4 3RE

Asking Price £439,995



Matthews and Co are delighted to bring to the sales market this very well presented, 3 double bedroom, period, terrace home in Brislington, in a prime cul de sac location, just off Sandy Park. There is an abundance of wonderful, local mix of independent/convenient shops, eateries and amenities on your doorstep and a choice of local primary schools very close to hand as well. Boasting fantastic access on foot and via bus routes to Bristol City Centre and Bristol Temple Meads Train Station, the house is sure to appeal to many types of buyers, especially families.

The property itself is well presented throughout and briefly comprises of a vestibule, hallway, bay fronted lounge, second reception room and kitchen/dining room to the ground floor, with 3 double bedrooms and a bathroom to the first floor. Outside the house benefits from a gravelled front garden and to the rear is an attractive sunny aspect garden with a large patio, sweeping pathway through the lawn to the rear of the garden where you will find a second patio and the all important rear access.

Call today to arrange a viewing.

- Well presented Victorian terrace property in cul de sac
- 2 reception rooms
- Modern family bathroom
- Rear access
- Walking distance to local schools, Bristol Temple Meads and the city centre.
- Great size modern Kitchen/Dining room
- 3 double bedrooms
- Great size rear garden boasting 2 patio areas
- Sandy Park shops and eateries only a short walk away

