



13 Ponsford Road, Bristol, BS4 2US  
Asking Price £450,000



The flexibility of this detached property's accommodation is designed to adapt to your changing needs and will appeal to growing families, those who work from home and people who have the need to accommodate multi generational family members.

Situated in a great position just off the A37 Wells Road, the property is located within walking distance to local primary and secondary schools and has amenities conveniently located close by which include the soon to be redeveloped Broad Walk Shopping Centre, South Bristol Sports Grounds, Knowle Cricket ground and the Callington Road nature reserve just to name a few. The wider range of amenities in the city centre are approximately 2.5 miles away, local bus routes are just a short walk away to Bristol and beyond.

The accommodation briefly consists of a kitchen/dining room, lounge opening onto a balcony, 2 double bedrooms one with ensuite and a shower room

- Versatile property for multi generational family living
- Kitchen/dining room
- 2 bedrooms on the ground floor one with ensuite
- Large raised decking across the property
- Driveway to front and rear of property
- Annex under property with bedroom, living space, kitchen and shower room
- Lounge opening on to balcony
- 2 good size rooms in the loft
- Sunny aspect rear garden with multiple seating areas
- Walking distance to schools, shops and local direct bus routes to city centre and beyond

