



18 Guernsey Avenue, Bristol, BS4 4SH

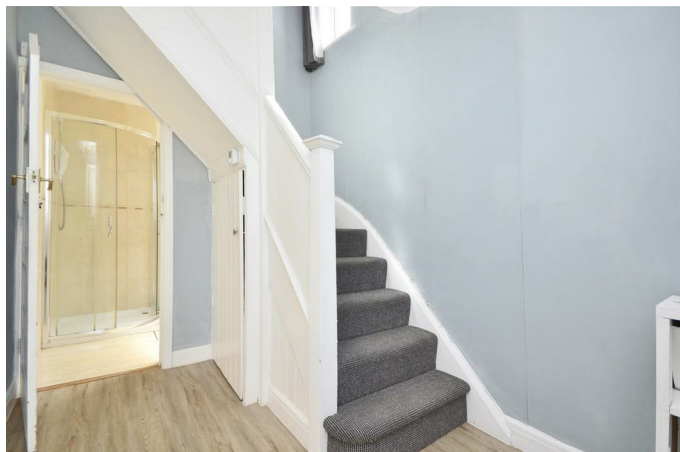
£275,000

Three-Bedroom Terraced House with Large Garden and Potential - No Chain!

Situated in a pleasant cul-de-sac just off Broomhill Road, this three-bedroom terraced house offers an excellent opportunity for buyers looking for a property they can refresh and make their own. The accommodation comprises a welcoming sitting/dining room, kitchen and ground floor shower room, with three bedrooms to the upper floor. The property would benefit from some general modernisation and redecoration, having previously been let, but provides a good foundation for creating a comfortable family home. To the rear is a particularly generous garden, offering plenty of space for outdoor entertaining, children or keen gardeners. The garden would benefit from some attention but has excellent potential to become a real feature of the property. In addition to driveway parking at the front, there is also an existing garage to the rear, which offers scope for improvement or the possibility of creating a larger garage, subject to the necessary consents. Situated just off Broomhill Road, the property is well placed for access to local amenities, while the nearby commuter routes provide convenient access towards the city. The quiet cul-de-sac setting, generous garden and scope for improvement make this an appealing proposition for first-time buyers, families or investors alike.

Entrance Hallway

9'9 x 6'6 (2.97m x 1.98m)



Bedroom Two

9'9 x 7'9 (2.97m x 2.36m)



Sitting/Dining Room

19'6 x 11'1 max (5.94m x 3.38m max)



Bedroom Three

6'8 x 10' (2.03m x 3.05m)



Kitchen

12'8 max x 7'11 (3.86m max x 2.41m)



Shower Room

6'4 x 6'5 (1.93m x 1.96m)

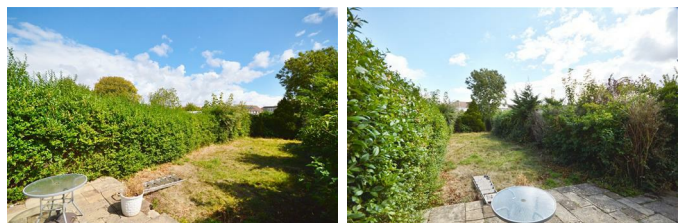
Landing

Bedroom One

9' x 18'1 (2.74m x 5.51m)



Rear Garden



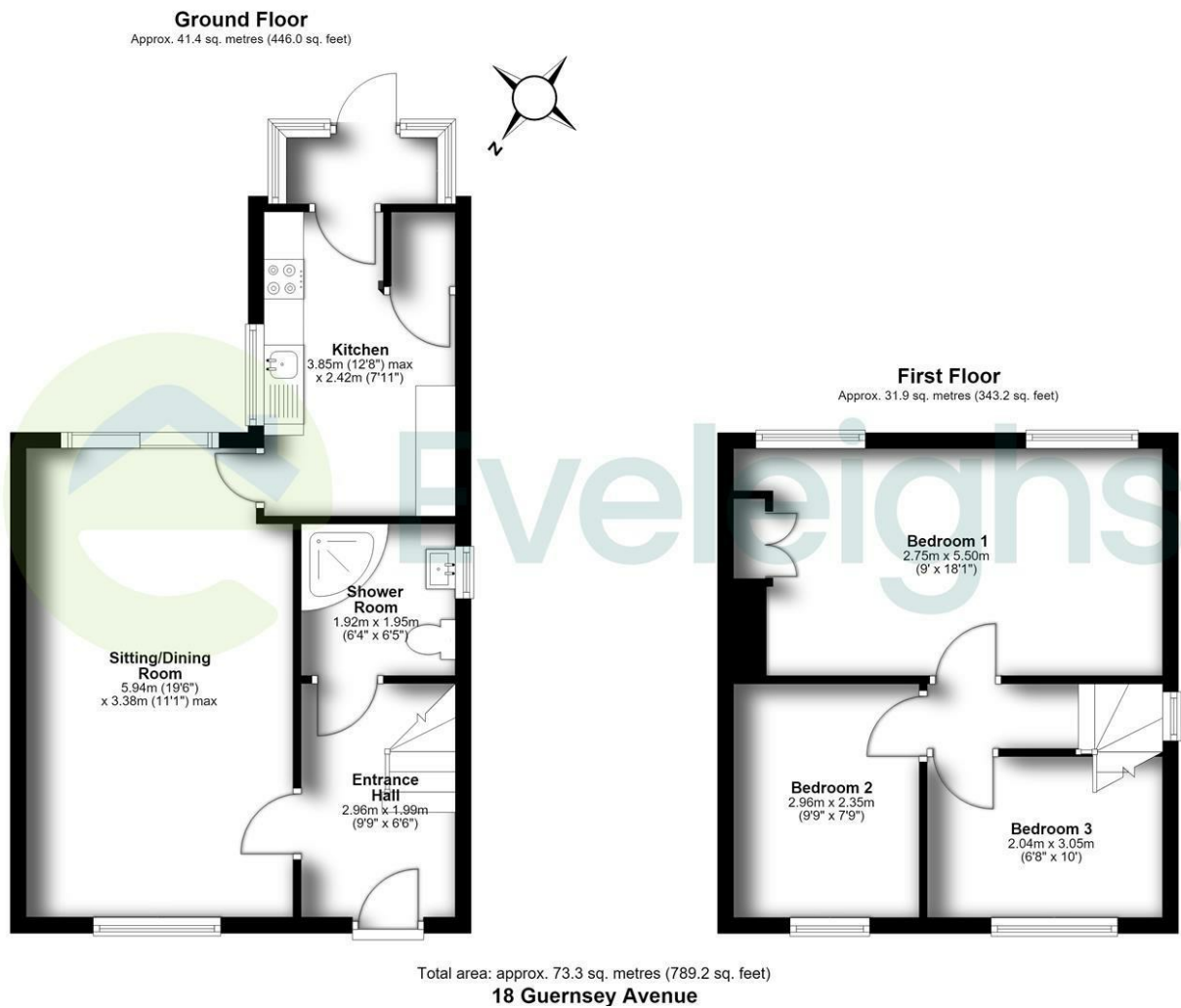
Rear Elevation



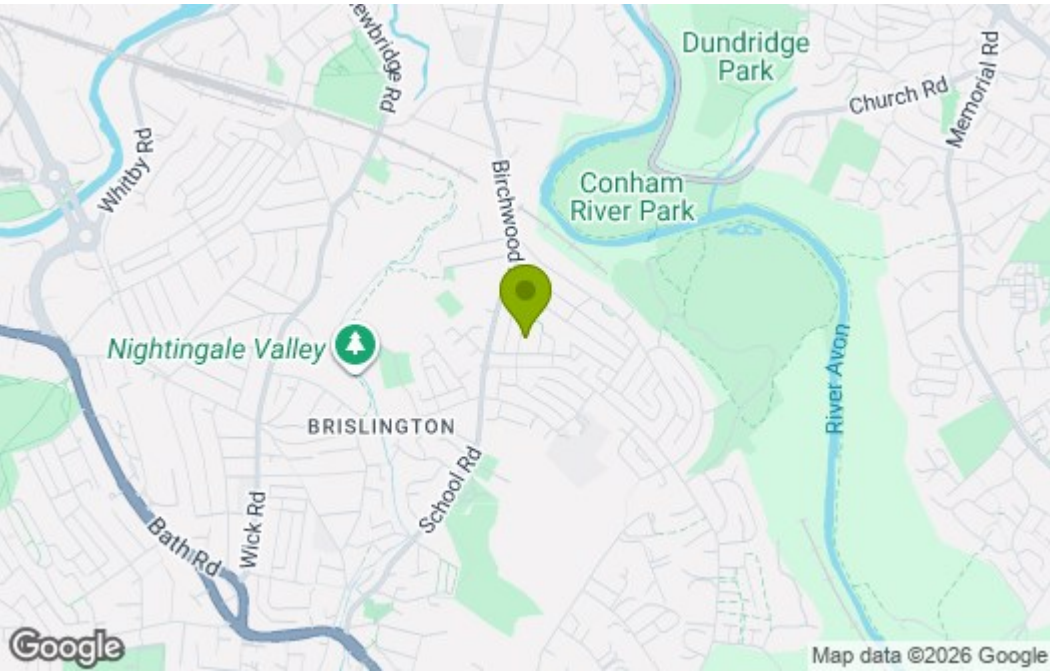
General

The land is subject to a yearly rentcharge of £5.17 created by a Conveyance of the land in this title dated 10 October 1935

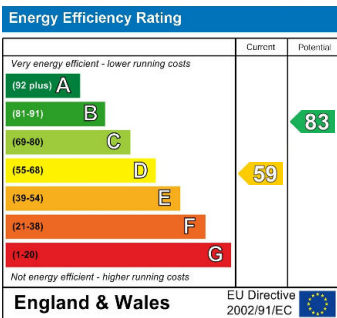
Floor Plan



Area Map



Energy Efficiency Graph



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