



## 1 Guernsey Avenue, Bristol, BS4 4SH

**Offers Over £370,000**

This immaculate end of terrace home has been lovingly improved and maintained by the current owners, the property offers a ready to move in to interior with three bedrooms, one reception room, and a modern fitted kitchen and bathroom.

The first two bedrooms are both generously proportioned doubles, while the third is a comfortable single room, offering ample space for a growing family or guests. The open-plan reception room is a standout feature, boasting large doors opening to the rear allowing plenty of natural light to flood in, enhancing the sense of space, as well as offering a stunning garden view. The kitchen is well fitted with shaker style units and integrated appliances and the bathroom is fitted with a modern white suite.

The house also benefits from a sizeable, mature rear garden, beautifully planted with a large lawn and seating areas and a 2ft garage with additional workshop area plus driveway parking to the side of the property. The location is great too, with excellent local amenities including shops, parks, Broomhill Primary, Oasis Academy Brislington and St Brendan's Sixth Form college all nearby. It is also close to green spaces, providing the perfect balance between urban living and having nature on your doorstep.

The area is well-connected to the rest of Bristol, making it a convenient choice for commuters and those who enjoy the vibrant city life. This lovely home is ready to welcome its new owners.

## Entrance Hallway



## Sitting/Dining Room

23'9 x 10'3 (7.24m x 3.12m)



## Kitchen

13'11 x 9'3 (4.24m x 2.82m)



## Bathroom

8'6 x 4'11 (2.59m x 1.50m)



## Master Bedroom

17'4 x 8'6 (5.28m x 2.59m)



## Bedroom Two

9'3 x 7'11 (2.82m x 2.41m)



## Bedroom Three

7'9 x 10'11 (2.36m x 3.33m)



## Rear Garden



## Rear Elevation



## Garage

21'2 x 9'10 (6.45m x 3.00m)

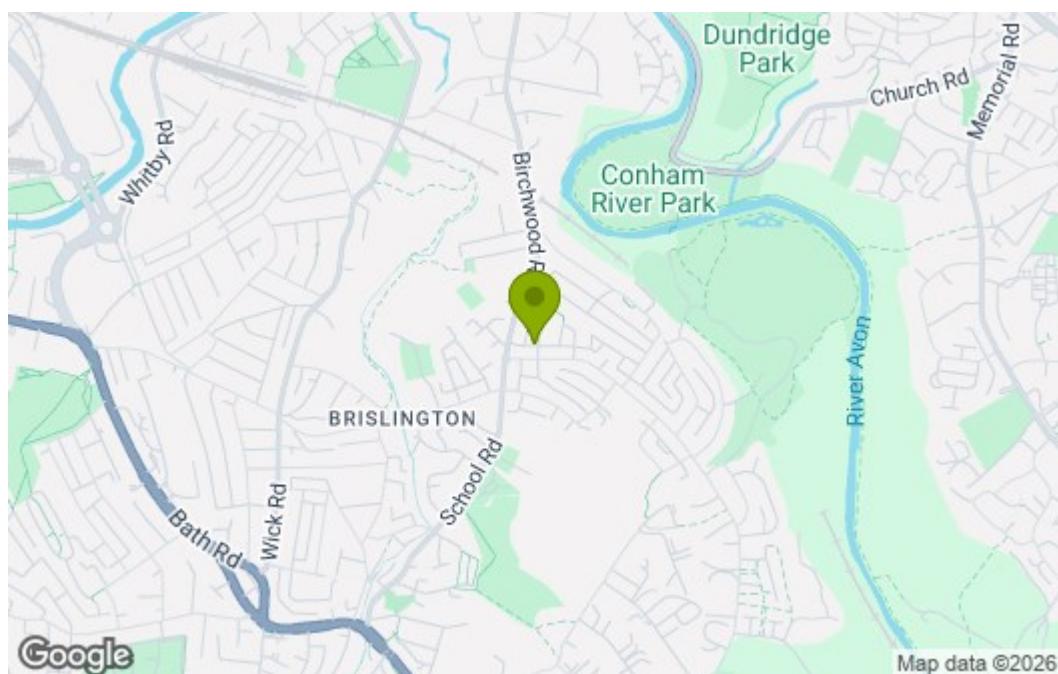


## Floor Plan



Total area: approx. 101.1 sq. metres (1088.3 sq. feet)  
1 Guernsey Avenue, Bristol

## Area Map



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## Energy Efficiency Graph

