



24 Belroyal Avenue, Bristol, BS4 4RT

£315,000

Ideally located, this lovely terraced home offers well-proportioned accommodation in a sought-after area. Broomhill School is less than a 10-minute walk away, and local amenities and bus routes on Broomhill Road are close by. St Brendan's 6th Form College is under a mile away, and the A4 provides easy access to both the City Centre and Bath.

The accommodation briefly comprises an entrance hallway, a lounge, a separate dining room, and a fitted kitchen with shaker-style units and a range-style hob. A useful utility area and conservatory complete the ground floor.

Upstairs, the property offers three bedrooms: two spacious doubles and a good-sized single, along with a bathroom and separate WC. Outside, the property features a large private garden and additional driveway parking to the front. These homes are always in demand, and an early viewing is highly recommended.

Entrance Porch

Hallway

13' x 6' (3.96m x 1.83m)



Kitchen

9'10 x 8'11 (3.00m x 2.72m)



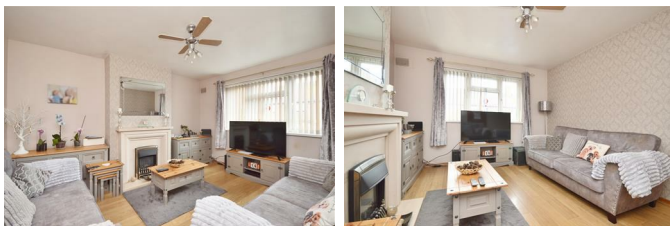
Conservatory

13' x 11'8 (3.96m x 3.56m)



Sitting Room

14' x 11'8 (4.27m x 3.56m)



Dining Room

11'5 x 8'9 (3.48m x 2.67m)



Utility Room



Landing

9'9 x 6'7 (2.97m x 2.01m)



Bedroom Three

10'11 x 6'11 (3.33m x 2.11m)



Master Bedroom

13'11 x 10'11 (4.24m x 3.33m)

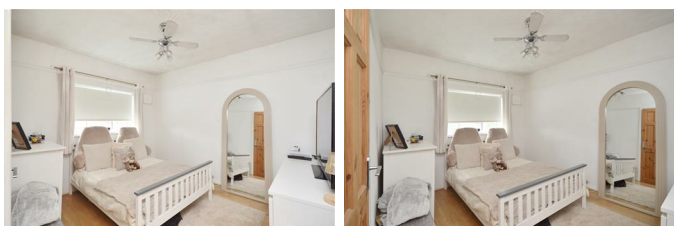


Bathroom

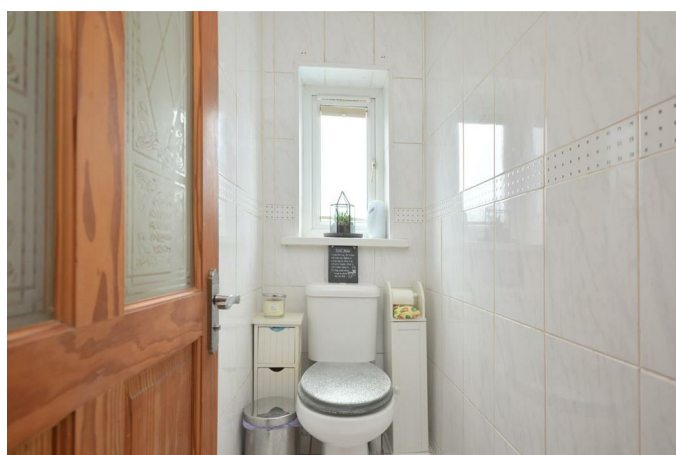


Bedroom Two

11'6 x 11'1 (3.51m x 3.38m)



Separate w.c



Rear Garden



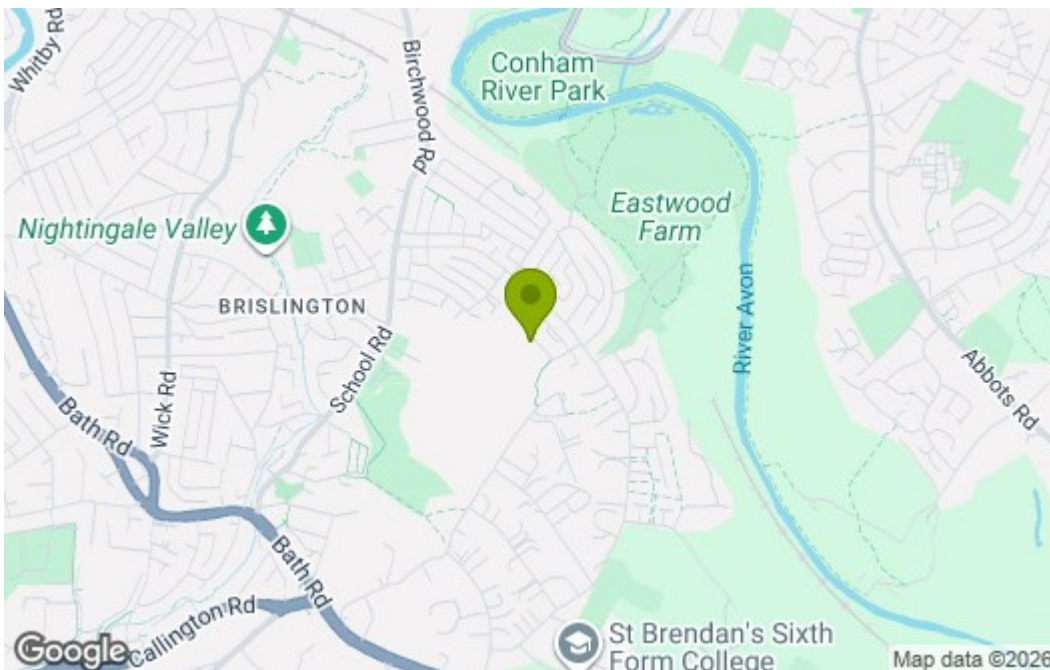
Rear Elevation



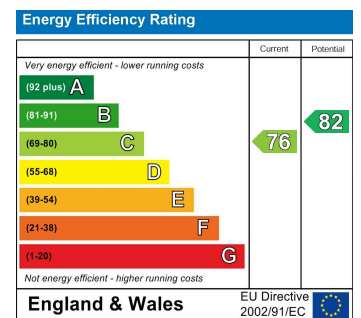
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.