



71 Queensdown Gardens, Bristol, BS4 3JD

£335,000

Located in a popular crescent renowned for its terraced gardens and stunning views, this charming end-of-terrace home offers excellent presentation and a sought-after, convenient location close to both the Bath & Wells Road and Arnos Park. Elevated from the road, the property provides a good degree of privacy and arguably the best views in the area.

The accommodation briefly comprises an entrance hallway, an open-plan living space with a modern fitted kitchen/dining room, and a spacious full-width sitting room to the rear with a wood burner and large patio doors opening onto the raised garden. Upstairs, there are three bedrooms and a bathroom. Outside, in addition to the beautifully planted terraced rear garden, there is a paved front garden area – the perfect spot to relax and enjoy the incredible views. Offered with no onward chain, these desirable homes are always popular and an early viewing is strongly recommended.

Entrance Hallway

12'3 x 5'7 (3.73m x 1.70m)



Bedroom One

13'3 x 8'11 (4.04m x 2.72m)



Bedroom Two

11'10 x 8'9 (3.61m x 2.67m)



Open Plan Living



Sitting Room

14'11 x 11'9 (4.55m x 3.58m)



Kitchen

13'2 x 9'1 (4.01m x 2.77m)



Landing

7'11 x 5'6 (2.41m x 1.68m)

Bedroom Three

8'11 x 5'8 (2.72m x 1.73m)



Bathroom

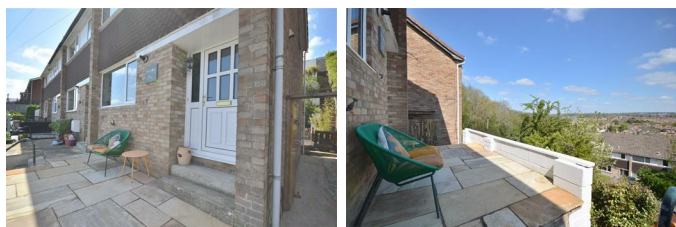
7'9 x 5'7 (2.36m x 1.70m)



Rear Elevation



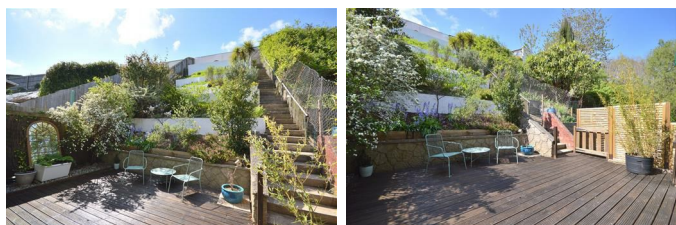
Front Garden



Freehold

We have been advised by the current owners that there is an option to buy out the freehold at an approximate cost of £1900

Rear Garden

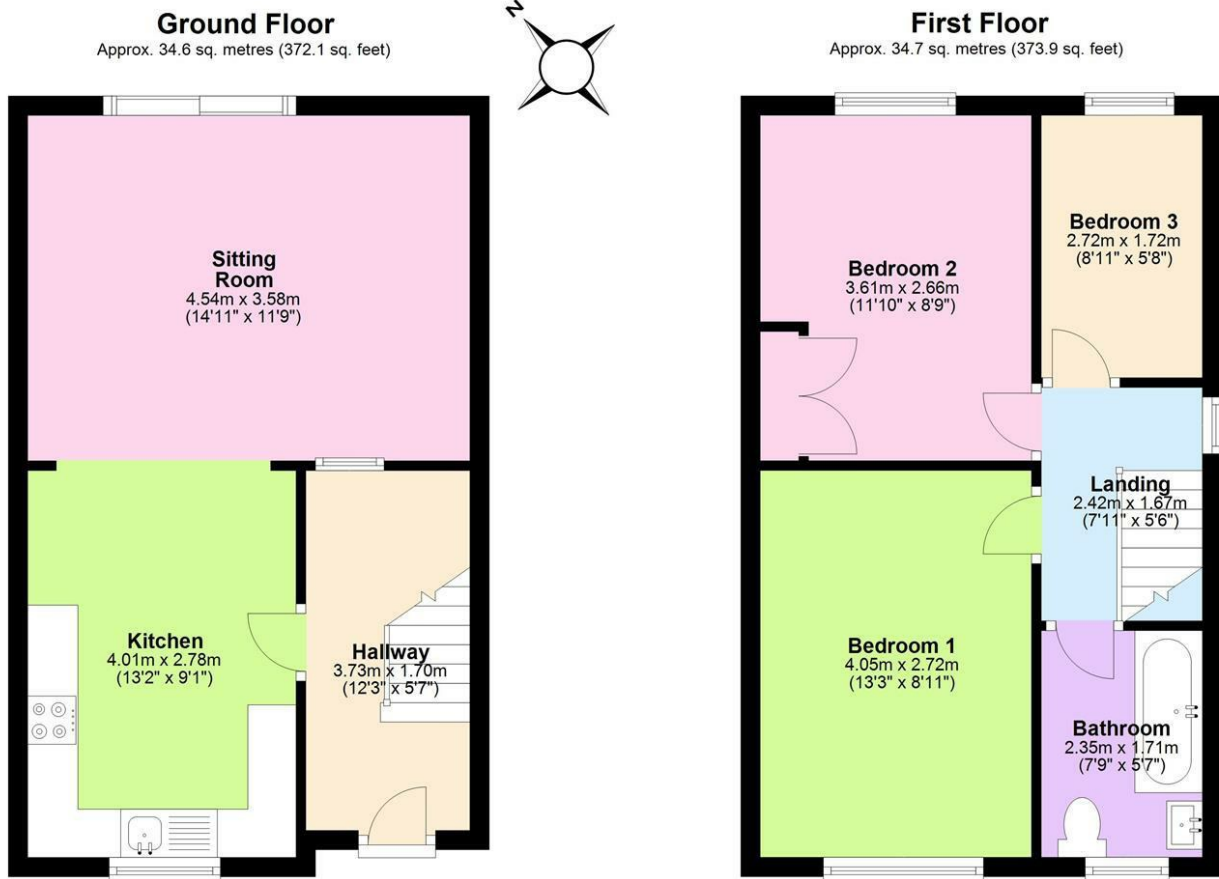


Terraced Rear Garden

Views



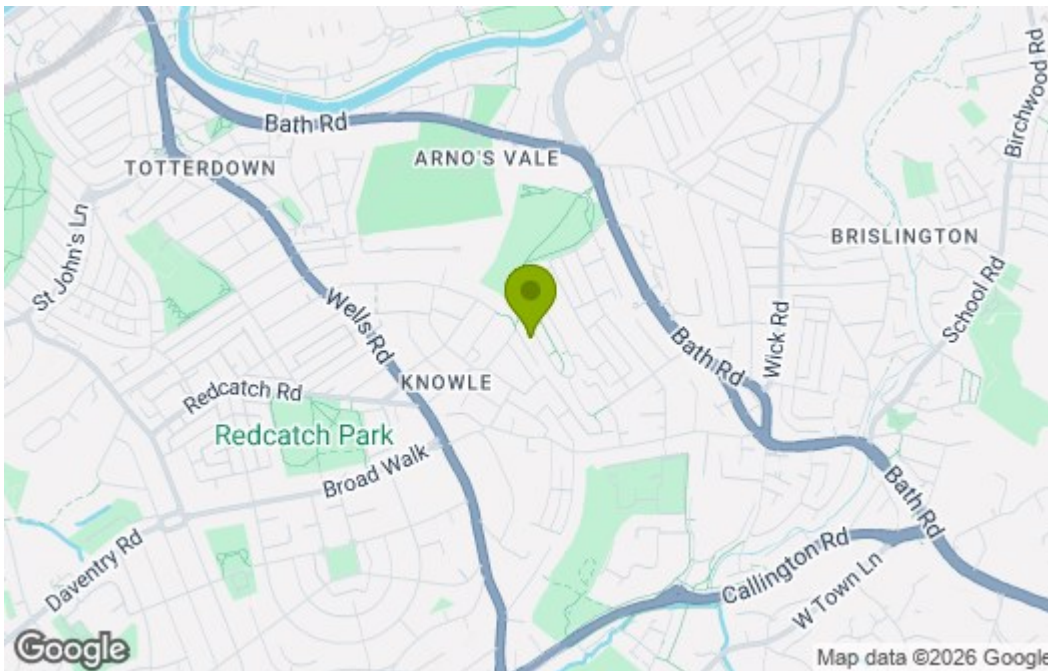
Floor Plan



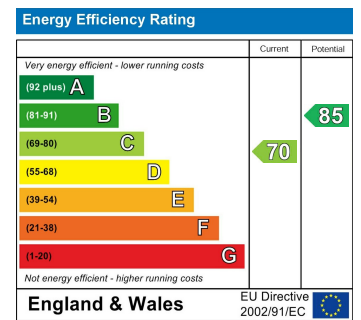
Total area: approx. 69.3 sq. metres (746.1 sq. feet)

71 Queensdown Grdns, Bristol

Area Map



Energy Efficiency Graph



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