



## 237 Sturminster Road, Bristol, BS14 8EW

**£250,000**

For sale is a two-bedroom end of terrace house in Bristol, well suited to first time buyers. The property offers a separate sitting room to the front, a kitchen with dining space and access to the rear garden, and two double bedrooms plus and upstairs bathroom, providing practical accommodation for everyday living. The home has an EPC rating of D and is in Council Tax Band B. A driveway to the front offers convenient off-street parking, and the property is offered with no onward chain.

The house is situated in a residential area of south Bristol, close to local woods and a nature reserve, providing access to walking routes and green space. Nearby are local schools catering for a range of ages, as well as day-to-day amenities and services on surrounding high streets.

Public transport links include local bus routes connecting to central Bristol, Temple Meads and other key areas of the city, making commuting and access to broader facilities straightforward. Temple Meads station offers services to destinations such as Bath, Cardiff and London, with typical journey times from around 15 minutes to Bath and approximately 1 hour 40 minutes to London Paddington.

The combination of off-street parking, two double bedrooms, access to green spaces and established bus routes makes this end of terrace house a practical option for buyers seeking a home in Bristol.

### Entrance Hall



### Bedroom One

15'10" x 9'2" (4.83 x 2.81)



### Sitting Room

15'8" x 10'5" (4.80 x 3.18)



### Kitchen / Diner

15'8" x 10'2" (4.78 x 3.11)



### First Floor Landing

### Bedroom Two

11'5" x 10'10" (3.50 x 3.31)



### Bathroom

6'0" x 5'5" (1.84 x 1.66)



## Outside



## Agent Note

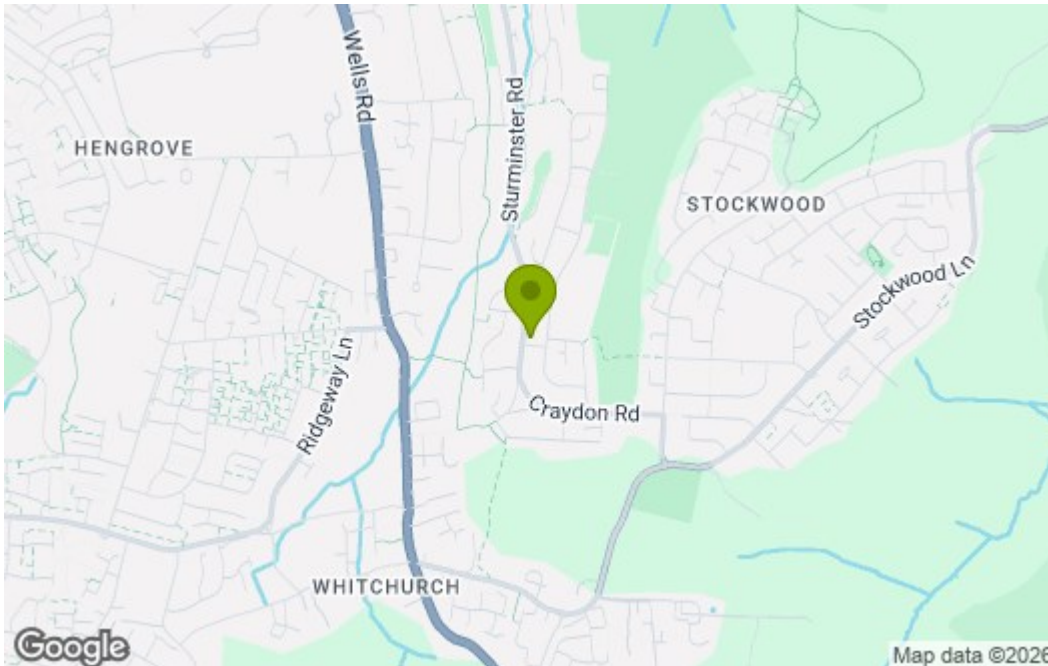
Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

## Floor Plan

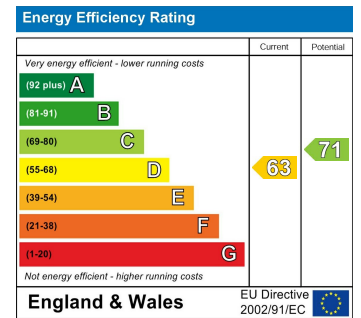


Total area: approx. 66.5 sq. metres (715.6 sq. feet)  
**237 Sturminster Rd**

## Area Map



## Energy Efficiency Graph



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