



## 16 The Pavilions, Bristol, BS4 5DR

**£375,000**

Presented to the market with no onward chain, this attractive four-bedroom terraced town house offers spacious, versatile accommodation arranged over three floors. Ideally suited for families, first-time buyers, or investors, the property is neutrally decorated throughout and benefits from an EPC rating of C and council tax band D.

The ground floor features an adaptable fourth bedroom, filled with natural light and offering direct access to the low-maintenance rear garden. The adjacent shower room enhances its suitability as a private space for a teenager or dependent relative.

On the first floor, you will find a generously sized sitting room with large windows, creating a bright and welcoming space and lovely views. The separate dining room seamlessly connects to the modern kitchen via an archway, with an abundance of natural light streaming into the kitchen. A handy utility room provides additional practicality.

### Entrance Hall



### First Floor Landing



### Bedroom Four / Additional Reception

16'1" x 10'10" (4.91 x 3.31)



### Sitting Room

16'0" x 12'6" (4.90 x 3.83)



### Ground Floor Shower Room



### Dining Room

12'8" x 8'9" (3.87 x 2.67)



### Internal Garage

17'3" x 9'10" (5.27 x 3.00)

### Kitchen

12'7" x 7'4" (3.85 x 2.25)



### En-Suite Shower

6'3" x 5'0" (1.91 x 1.54)



### Utility Room

7'1" x 5'0" (2.17 x 1.53)



### Walk in Wardrobe

5'1" x 4'2" (1.55 x 1.28)

### Bedroom Two

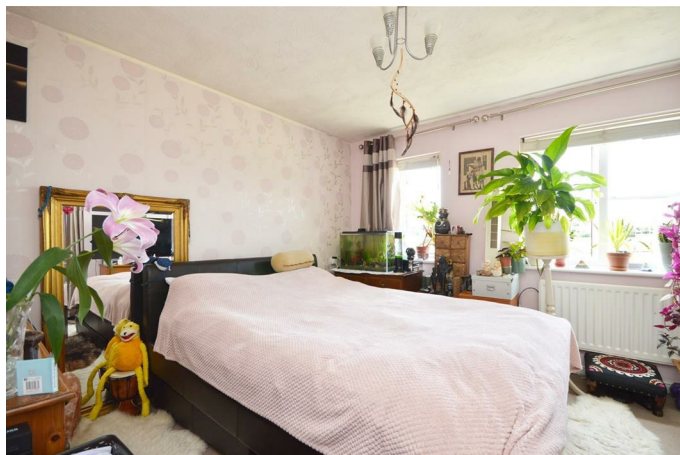
12'7" x 8'4" (3.86 x 2.55)



### Second Floor Landing

#### Master Bedroom

11'0" x 10'7" (3.36 x 3.25)



### Bedroom Three

12'7" x 7'5" (3.85 x 2.28)



### Family Bathroom

6'6" x 6'1" (2.00 x 1.86)

## View to the Rear



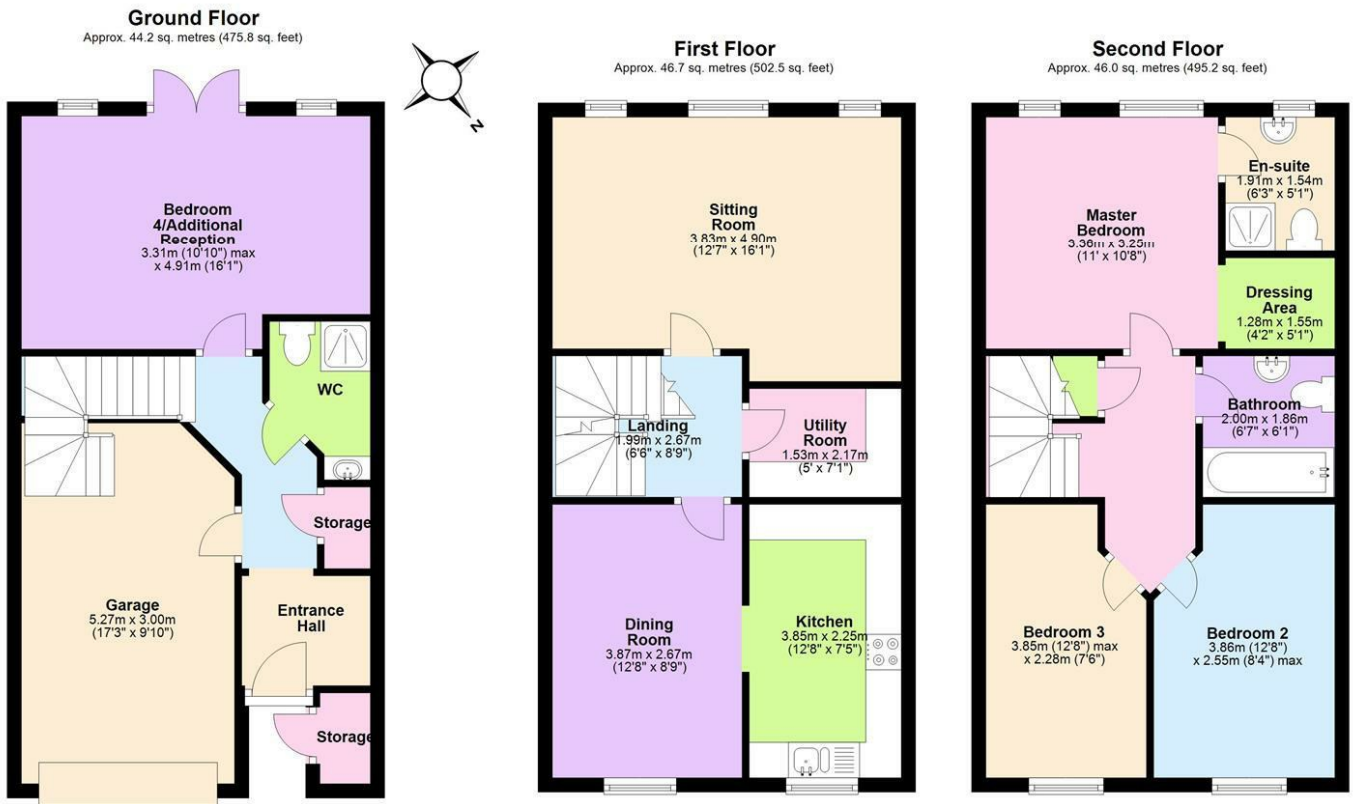
## Outside



## Additional Parking Space

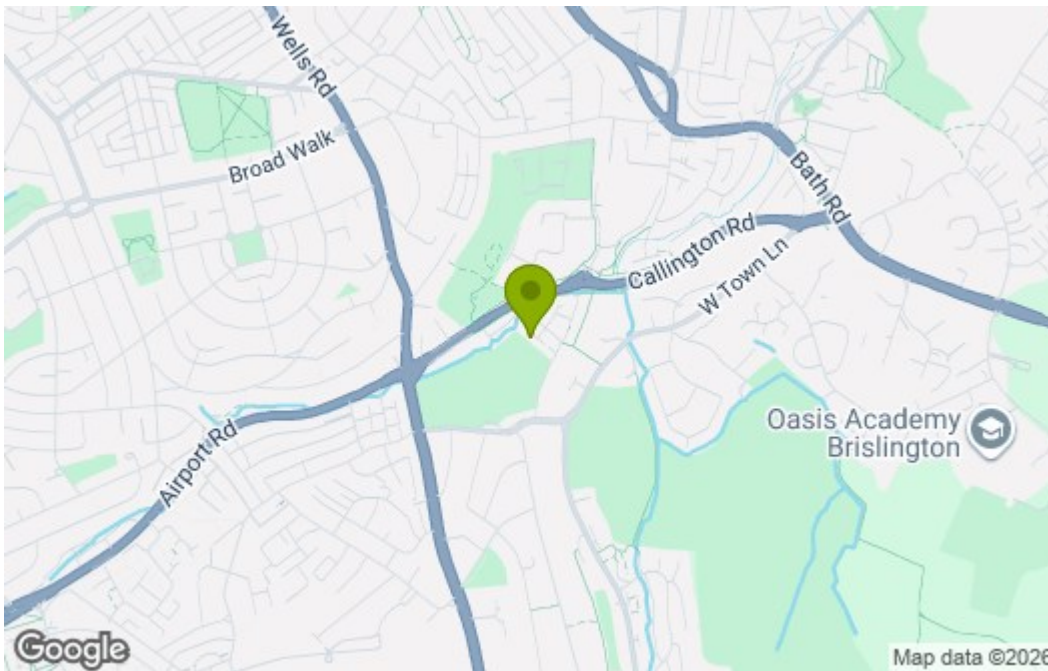


## Floor Plan



Total area: approx. 136.9 sq. metres (1473.5 sq. feet)  
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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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