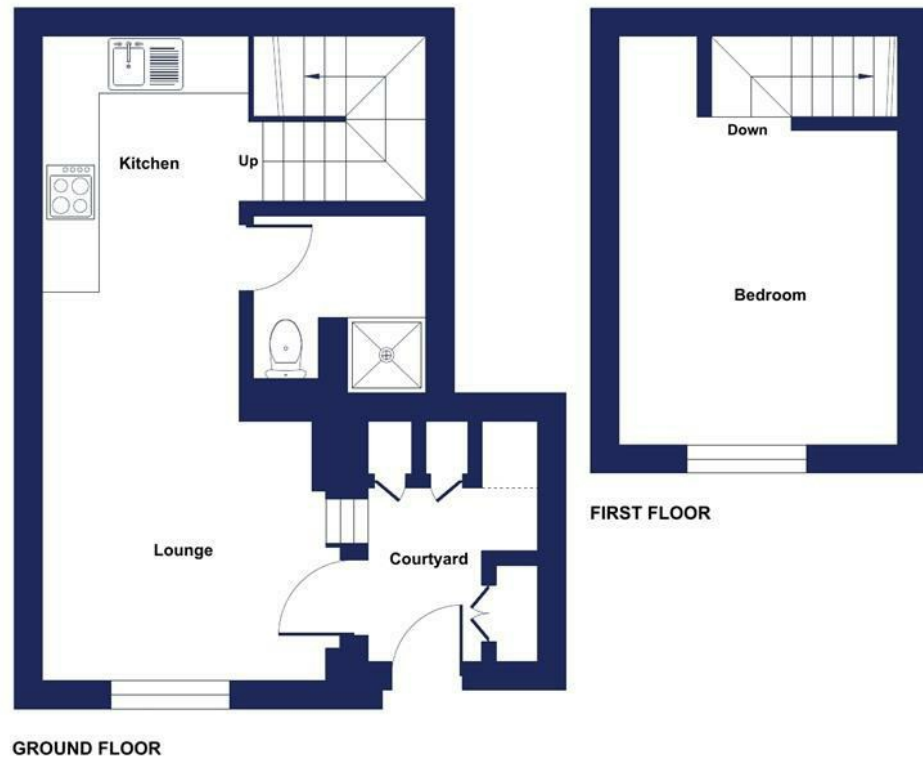


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Winchester Road, Bristol, BS4

Approximate Area = 406 sq ft / 37.7 sq m (excludes courtyard)
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1415749



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

130 Winchester Road, Brislington, Bristol, BS4 3NL



£225,000

A well cared for and low maintenance one bedroom detached home located conveniently for access to the city centre.

- Freehold
- Detached
- Open plan
- Living/dining/kitchen
- Bathroom
- Double bedroom
- Courtyard
- Outdoor storage
- Convenient location



www.daviesandway.com
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130 Winchester Road, Brislington, Bristol, BS4 3NL

Ideally situated for easy access to Bristol city centre and a wide range of local amenities, this well presented one bedroom detached home offers low maintenance living without ground rent and service charges, perfect for first time buyers.

Upon entering the property, you are welcomed into an open plan living, dining, and kitchen area, complete with underfloor heating for added comfort. From here, there is access to a modern bathroom, while a staircase leads to the first floor where you will find a spacious double bedroom.

Externally, the property is approached via a secure gate opening into a private courtyard, predominantly laid with decorative chippings for ease of upkeep, and benefiting from useful outdoor storage cupboards and bike racks.

INTERIOR

GROUND FLOOR

LOUNGE/DINING/KITCHEN 6.8m x 4m (22'3" x 13'1")

to maximum points. Double glazed door from courtyard and window to front aspect. Door leading to bathroom and staircase leading to first floor. Matching wall and base units with work surfaces over, integrated oven and electric hob with extractor hood over. Space and plumbing for washing machine, basin and drainer with mixer tap over, tiled splashback to kitchen area and tiled flooring with underfloor heating. Spotlights and power points.

BATHROOM 1.8m x 1.6m (5'10" x 5'2")

Walk in electric shower cubicle, pedestal basin with mixer tap over and a low level WC. Tiled splashbacks to wet areas and tiled flooring. Wall mounted mirrored cupboard and a bespoke high level wooden cupboard. Spotlights, electric heated towel rail and shaving power points.

FIRST FLOOR

BEDROOM 4.3m x 3m (14'1".m x 9'10")

Double glazed window to front aspect, fitted bespoke shelving and clothing hanging rail. Electric radiator and power points.

EXTERIOR

FRONT OF PROPERTY

Secure gated access to courtyard of laid to chippings benefiting from outbuilding storage and two racks for hanging push bikes.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band A according to www.gov.uk website.

ADDITIONAL INFORMATION

Local authority: Bristol City Council.

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

