



16 RAVENSCOURT ROAD,
BRISTOL, BS34 6PW

**GOODMAN
& LILLEY**







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BRISTOL BS34 6PW

ASKING PRICE
£400,000

An exceptionally well-presented three bedroomed family home, set on a popular / sought after road in Patchway, Bristol with good sized south-west facing garden. The property further benefits from a detached garage and ample brick paved driveway parking.

With so much to offer in such a popular setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Location

The property is ideally located for commuters, offering convenient access to the A38, which connects easily to the city centre and the M4/M5 interchange. At the same time, it is well-positioned near major employment hubs such as Aztec West and Cribbs Causeway, the latter also providing a wide range of retail, dining, and leisure amenities. This sought-after location balances excellent transport links with everyday convenience.

Accommodation

Positioned on the ever-popular Ravenscourt Road, this attractive three-bedroom semi-detached home effortlessly combines character with modern-day living. The property presents an exciting opportunity for buyers looking for both space and future potential.

Ground Floor

The ground floor offers two generous

reception rooms both presented superbly with feature fireplaces in both rooms, a log burner fitted in the sitting room, and stripped exposed floorboards and patio doors to the rear garden in the dining room. The hallway has fitted pull out understairs storage. The kitchen is fitted with integrated appliances and finished to a high standard with solid acrylic worktops, Mistral units and an integrated drainer for the sink. There is also a fitted hot tap and full height larder cupboards. The ground floor is finished with a useful cloakroom / wc.

First Floor

Upstairs, the property offers three well-sized bedrooms, a modern family bathroom again fitted to a high standard with a modern three piece suite.

Outside

Rear Garden

The rear garden is a particular highlight —sunny, generous, and ideal for both

entertaining and unwinding. It offers access to the garage, lawn area, a gazebo covered seating area, and a timber built garden storage shed.

Garage and Driveway Parking

The home enjoys an extensive brick paved driveway providing off-street parking for multiple vehicles and access to a detached garage.



- Beautifully presented three-bedroom semi-detached home
- Set on the popular Ravenscourt Road
- Excellent access to the A38, M4/M5 and Cribbs Causeway
- Extensive driveway parking / Garage
- Stunning south-west facing garden, ideal for outdoor entertaining and all-day sun
- Bright and spacious living accommodation including a modern kitchen

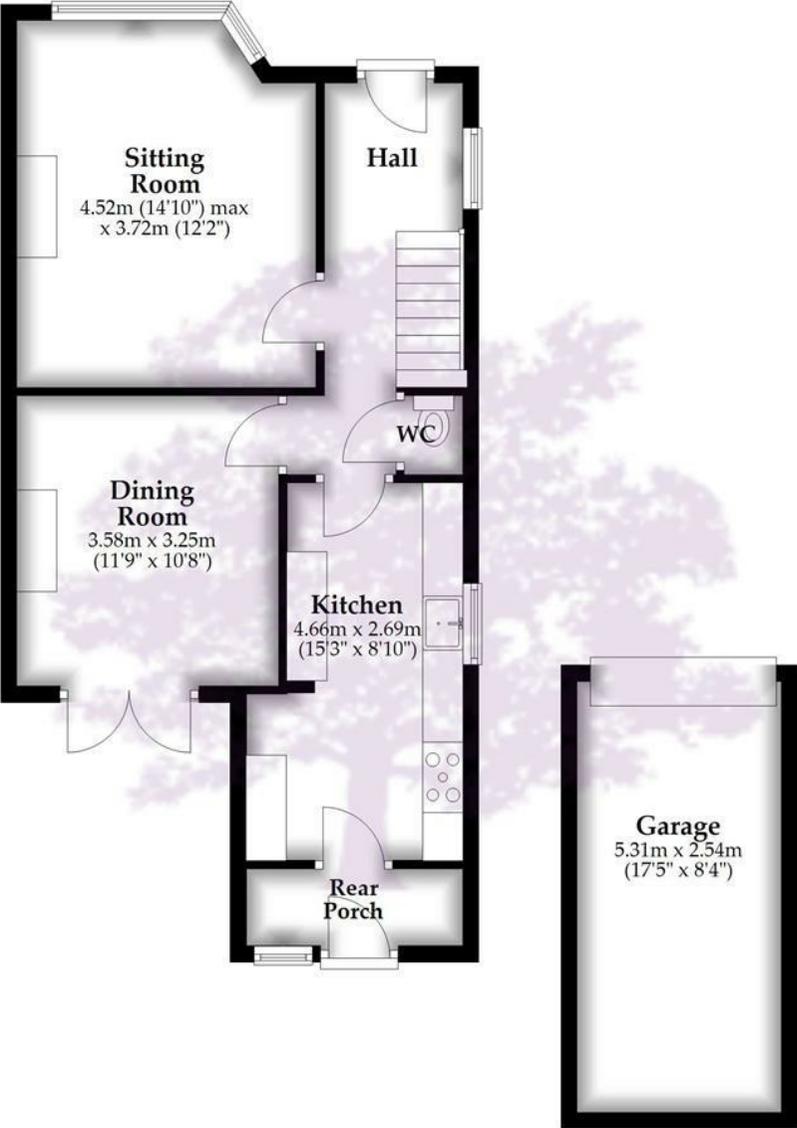




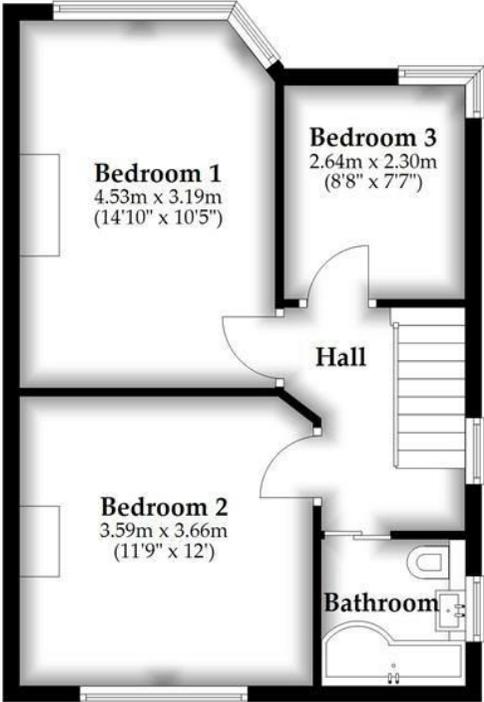
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Ground Floor



First Floor



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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