



31 BRADLEY AVENUE,
BRISTOL, BS11 9SL

GOODMAN
& LILLEY



Entrance Hallway

Door into hallway, stairs rising to first floor.

Lounge

uPVC double glazed window to front aspect, feature fireplace with gas fire. Feature book shelves in snug area.

Kitchen/Breakfast Room

uPVC double glazed window to rear aspect. Door into rear garden. Fitted with a range of wall and base units with roll top work surfaces. Gas hob with electric cooker, extractor over. Sink with mixer tap over.

Utility Area

Plumbing for washing machine.

Bathroom

uPVC double glazed window to side aspect, panel P shaped bath with shower over. Pedestal sink, low level wc.

Bedroom 1

uPVC double glazed window to front aspect, Double cupboard

Bedroom 2

uPVC double glazed window to rear aspect,, dofireplace

Bedroom 3

uPVC double glazed window to rear aspect, radiator

Gardens

There are pretty gardens to the rear of the property with the original WW2 bunker to the rear which is used for storage.

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- Victorian Terrace
 - Separate Receptions
 - Utility Room
 - Three Bedrooms
 - Large Kitchen
 - Pretty Gardens

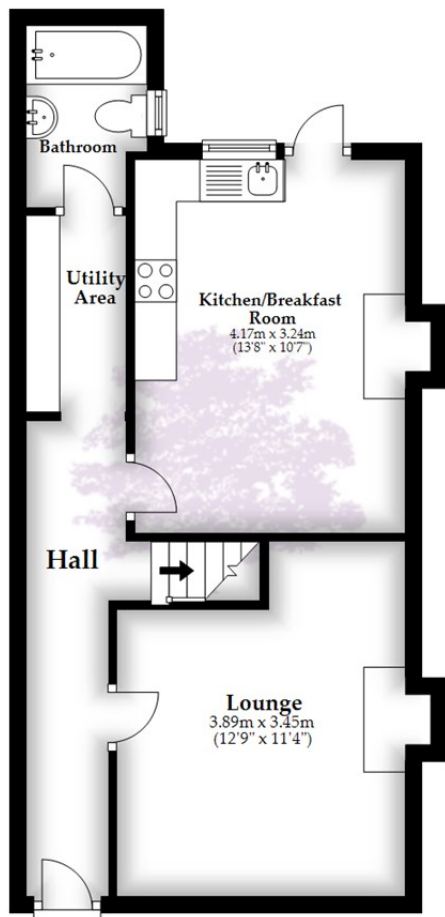


OFFERS IN EXCESS OF £270,000



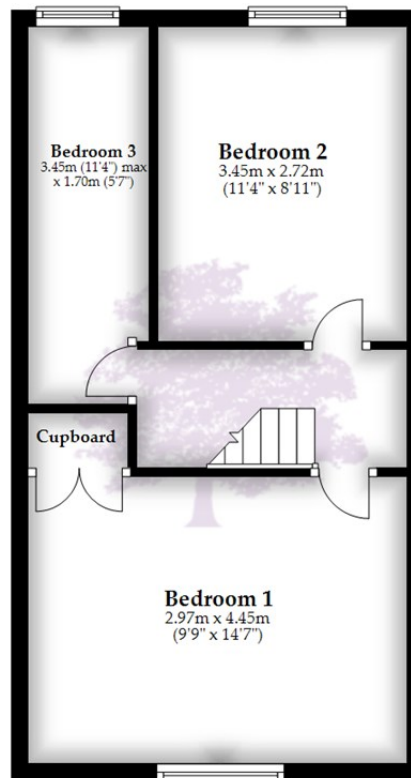
Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 sq. feet)

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