



MAGGS  
& ALLEN

53A BRITISH ROAD  
BEDMINSTER, BRISTOL, BS3 3BT  
£315,000

Forming part of The Old Bodyworks development, this contemporary two-bedroom home was completed in 2020, and is immaculately presented throughout. Situated within the popular 'Chessells' pocket of Bedminster, the property offers two spacious bedrooms, open-plan living and a private bike store.

## Property Description

From British Road, an oak front door opens into an entrance hall, providing space for coats and shoes. A further door then opens to an inner hall, providing access to the living space, understairs cupboard, staircase and ground floor WC.

The kitchen/living area is a bright, open-plan space with wood-effect flooring throughout, and two windows overlooking British Road. Ample space is available for both living and dining, with a kitchen situated towards the rear of the space comprising a range of wall and base mounted units with shaker style fronts, marble-effect work surfaces and a tiled backsplash. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven and electric hob with extractor over.

A dogleg staircase rises to the first floor landing, boasting high-vaulted ceilings with a skylight allowing for natural light to flood the space throughout the day.

The main bedroom sits at the front of the house and is a sizeable double, boasting high ceilings and two double-glazed windows to the front elevation. The second bedroom is currently utilised as a study/home office by the current owners, but could also accommodate a small double or single bed. A skylight provides natural light for the room, and a useful loft space is accessible via a handy built-in wardrobe.

Completing the first floor is a family bathroom, encompassing a suite of toilet, sink and bath with mains shower over.

Externally, through motorised iron gates, an Asgard bike shed is assigned to the property.

## Location

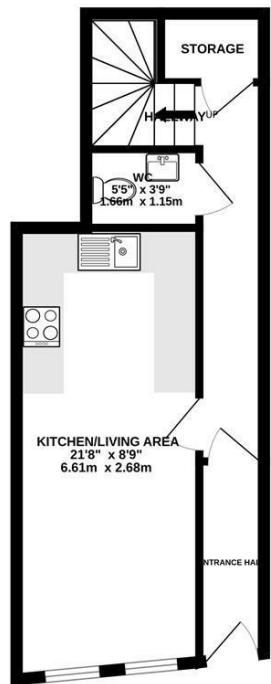
Bedminster is a historic district located just south of central Bristol. Once an independent industrial town, it became part of the city in the 19th century and still retains much of its distinctive character. The area blends old terraced houses and converted warehouses with modern apartment developments, giving it a lively urban feel. North Street, Bedminster's main thoroughfare, is known for its independent shops, cafés, and vibrant street art, including works from Bristol's famous graffiti scene. With its close proximity to the city centre, strong community spirit, and regular cultural events like the Bedminster Winter Lantern Parade, the area attracts a diverse mix of residents and visitors alike.

## Estate Charge

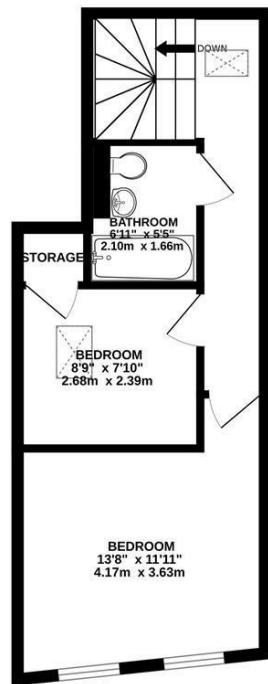
We understand there is an annual estate charge fee of £76.97. Please note these figures should be confirmed by your legal advisor.



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



**TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. The floorplan is based on the layout of any fixtures, fittings and services present at the time of survey. Any dimensions, areas and other details are given as a guide only and should not be relied upon for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or performance can be given.  
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- A two-bedroom, modern terraced home
- Forming part of The Old Bodyworks Development, completed in 2020
- Contemporary open-plan living/kitchen space
- Family bathroom and ground floor WC
- Well-proportioned bedrooms
- Beautifully maintained by the current owners, with high quality fittings throughout
- Private, Asgard bike shed located in a communal courtyard behind the property
- Situated in the popular 'Chessells' pocket of Bedminster

**Guide Price:** £315,000

**Tenure:** Freehold

**Council Tax Band:** B

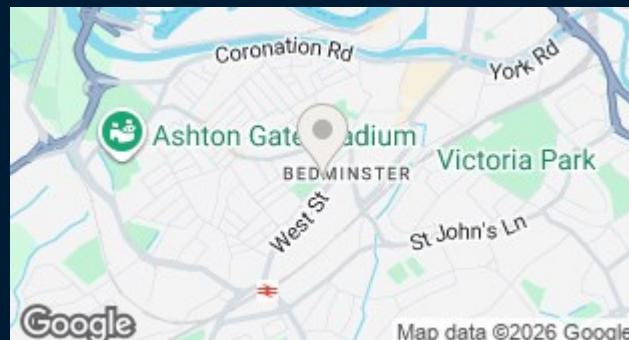
**EPC Rating:** B

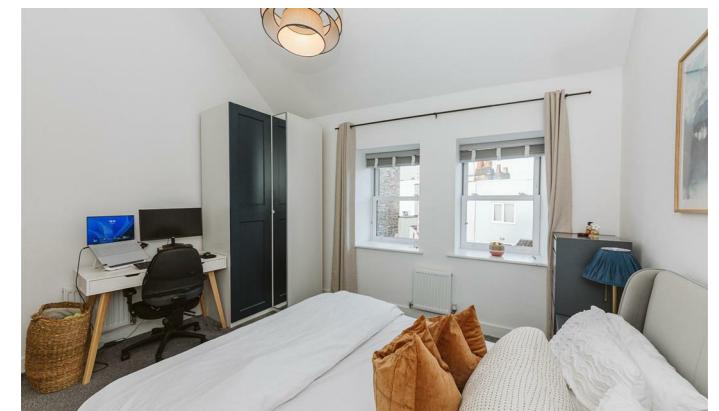
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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