



MAGGS
& ALLEN

52B ACACIA ROAD
STAPLE HILL, BRISTOL, BS16 4PY
£250,000

Ground Floor

The lounge/diner is a nicely sized reception room decorated in neutral colours and being dual aspect allows the space to be flooded with natural light. From here you will lead in turn to the kitchen, fitted with a range of base and wall-mounted units, drainer and hob.

First Floor

Ascending to the first floor you will find two evenly sized double bedrooms and a three-piece bathroom comprised of a WC, basin and bath with shower over. As per the ground floor, the décor throughout is neutral.

Location

Staple Hill stands as one of North East Bristol's most authentic gems, seamlessly blending its rugged industrial heritage with a vibrant, community-focused modern identity. Once an expanse of the Royal Forest of Kingswood, the area evolved through the Victorian era into a bustling residential hub, leaving behind a legacy of handsome period architecture and a fiercely independent high street.

Unlike many suburban centres, Staple Hill has retained a traditional "village feel" where local butchers and greengrocers thrive alongside contemporary craft ale bars and cafés. The neighbourhood is anchored by the historic Page Park—a sprawling Victorian green space that serves as the community's lungs—and benefits from immediate access to the Bristol & Bath Railway Path, making it a haven for cyclists and commuters alike. This unique mix of unpretentious charm, leafy surroundings, and a strong local spirit makes it a premier choice for families and professionals seeking a grounded alternative to the city's more gentrified districts.

Schools

Staple Hill Primary School - Distance: 0.31 miles

Minerva Primary Academy - Distance: 0.31 miles

Christ Church, Church of England Junior School, Downend - Distance: 0.51 miles

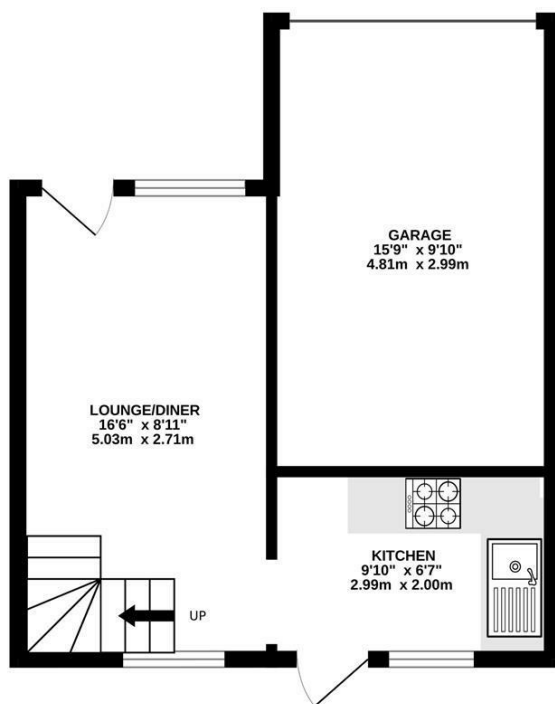
Bristol Brunel Academy - Distance: 0.96 miles

Tenure

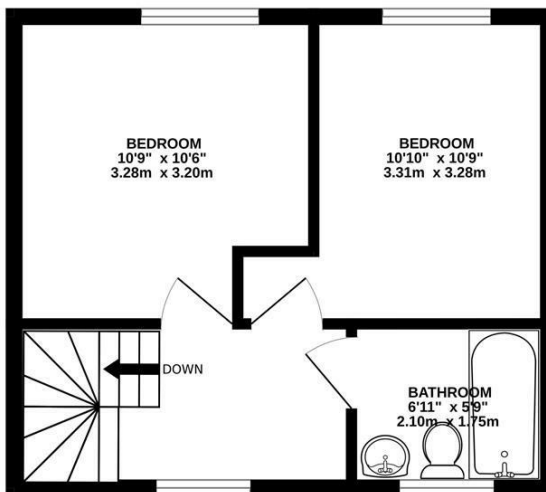
Externally



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Two bedroom end-terrace
- Westerly facing courtyard garden
- Three piece family bathroom
- Garage
- Neutral decor throughout
- Offered with no onward chain
- Convenient location

Guide Price: £250,000

Tenure: Freehold

Council Tax Band: B

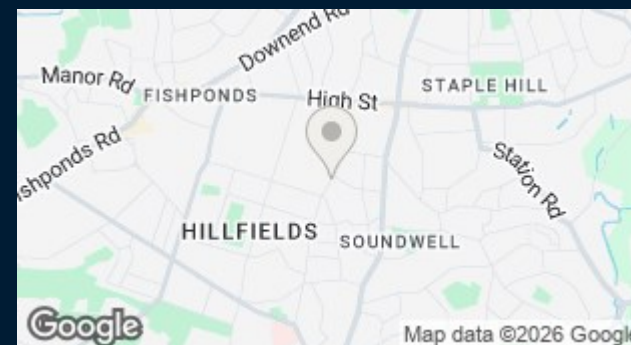
EPC Rating: C

Local Authority: South Gloucestershire

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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