



MAGGS  
& ALLEN

13 NURSERY GARDENS

BRENTY, BRISTOL, BS10 6RL

£314,995



A well-proportioned, late-1960s family home located on a quiet cul-de-sac within close proximity to Cribbs Causeway, Southmead Hospital and the M5 motorway. Boasting three bedrooms, a westerly-facing rear garden and private garage, this property is offered to the market with no onward chain.

## Internally

Entering into a useful entrance porch, which in turn opens to the main hallway, with engineered oak flooring throughout and access to the principal rooms and staircase.

Spanning the width of the rear of the house, you will find a sizeable reception room, also with engineered oak floors, providing ample space for both living and dining if required. Benefiting from a gas fireplace, and glass sliding doors providing a westerly-facing view over the rear garden. From here, a doorway leads to a rear porch with skylight, and further door opening to the garden.

To the front of the house, the kitchen/diner has been well-maintained and comprises a range of wall and base-mounted units with work surfaces, including space for an oven, an integrated electric hob with extractor, washing machine, sink with drainer and space for a fridge/freezer. Ample space is available for a dining table.

The first floor landing provides access to the bedrooms, family shower room and loft hatch. The main bedroom is a generous double, and features built-in wardrobes with sliding glass doors. The second bedroom is also a double with fitted storage, and the third is a single, and could also be used as a home office or study. The shower room has been beautifully-modernised, is fully-tiled, and encompasses a toilet, sink with vanity unit and large shower cubicle.

## Externally

From Nursery Gardens, a dwarf brick wall borders the front perimeter, with an iron gate opening to the front garden, which is laid to lawn with a concrete path running adjacent to the front door.

The rear garden is westerly-facing, allowing for a sunny aspect throughout the afternoon and evening. Comprising a patio area, lawn with flower borders and storage shed towards the bottom of the garden.

In a separate block, a single garage is allocated to the property, providing useful storage or space for a car.

## Location

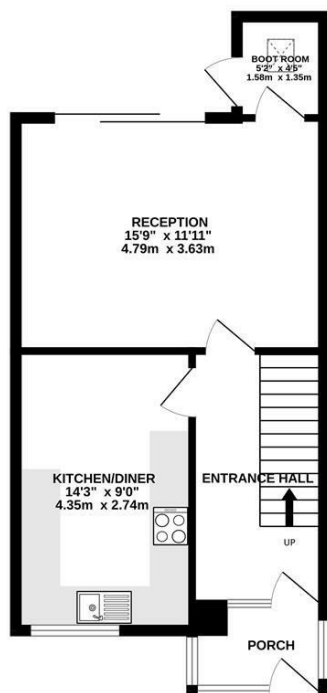
Brenty is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.

Despite being close to the city centre, Brenty is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

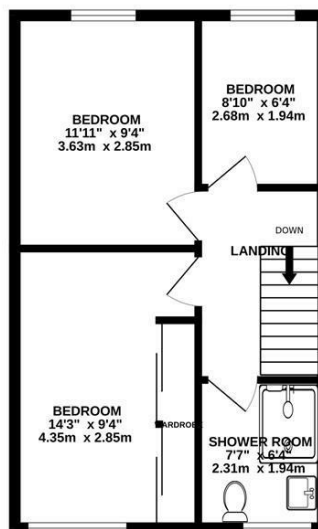
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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- Three bedroom, terraced family home
- Separate kitchen and lounge/diner with sliding doors to the garden
- Modern shower room
- Front and rear porch extensions
- Beautifully-maintained, westerly-facing rear garden
- Located on a quiet cul-de-sac, within close proximity to amenities and transport links
- Offered to the market with no onward chain

**Guide Price:** £314,995

**Tenure:** Freehold

**Council Tax Band:** C

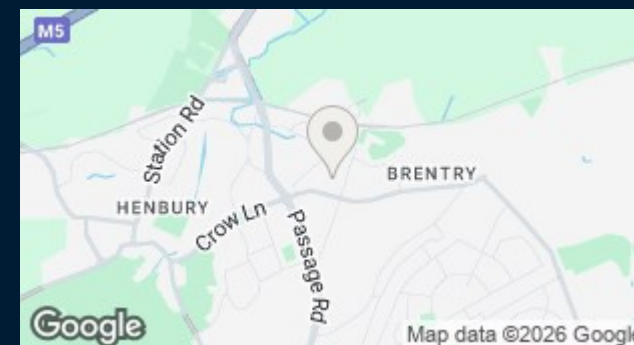
**EPC Rating:**

**Local Authority:** Bristol City Council

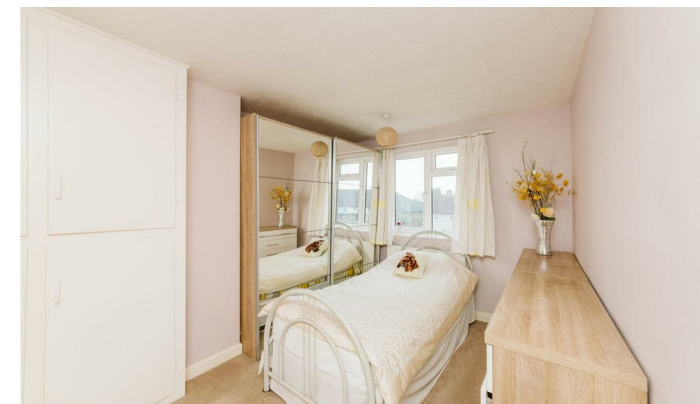
**Viewing:** By appointment only.

**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.







60 Northumbria Drive, Henleaze, Bristol, BS9 4HW  
 0117 949 9000  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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