

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



- Hallway 4'3" x 2'5" (1.30m x 0.74m)
- Laundry Room 8'0" x 6'4" (2.44m x 1.95m)
- Kitchen 14'11" x 12'5" (4.55m x 3.79m)
- Living Room 12'4" x 7'11" (3.76m x 2.42m)
- Bedroom 10'7" x 8'2" (3.23m x 2.51m)
- Bedroom 6'4" x 5'4" (1.94m x 1.65)
- Bathroom 17'0" x 8'3" (5.20m x 2.52)
- Garage



- Beautifully presented modern home on a popular development
- Spacious lounge/diner
- Modern refitted kitchen
- Two well-proportioned first-floor bedrooms
- Contemporary bathroom suite
- Enclosed rear garden
- Garage and allocated parking space
- Double glazing and Gas central heating
- Ideal first-time purchase or investment opportunity

2 Birchwood Court, St. Annes Park, Bristol, Bristol, BS4 4JD  
**£300,000** Freehold

PROPERTY TYPE House - Terraced

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND B

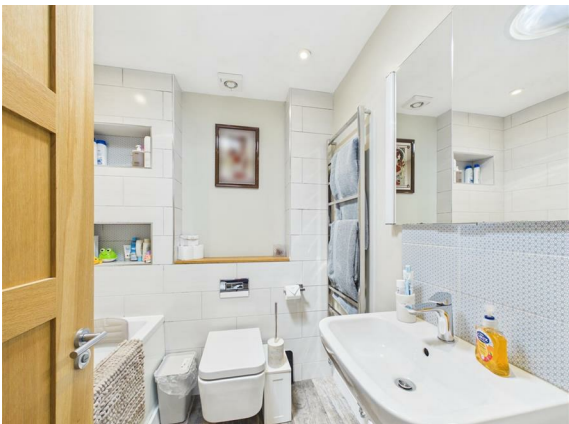


Beautifully presented modern style home on popular development.

Entrance hallway with contemporary door leading in, small utility, modern refitted kitchen and a pleasant lounge/diner with fabulous floor to ceiling doors and side windows opening onto rear garden.

At the first floor are two bedrooms, and a modern bathroom suite.

With the advantage of a garage, and parking space, this is an ideal first purchase ready to move into!



## the location

Set on the ever popular St Annes Park development, on the banks of the River Avon. There are nearby wooded and riverside walks, local shops, excellent access to Bristol city centre, and the more comprehensive facilities of Avonmeads retail park a short drive away. Bristol 3.8miles  
Bath 12.5miles

## what the owners will miss

*"We've loved living here for the last seven years and will really miss how peaceful it is. We've spent many summers with friends in the garden, and with the woodland backdrop it's easy to forget you're so close to the city centre. Weekend highlights have always been long riverside walks with our dog, followed by a stroll to Catleys for coffee and cake. It's been the perfect first home for us, and we've made so many happy memories here. We hope the next owners enjoy it just as much as we have."*

## just a thought...

If you haven't considered this area before, this home is worth a look. Great presentation, pleasant garden, garage and parking, surprisingly good access to Bristol city centre, and all offered at a competitive price - viewing advised!