



- 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

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PROPERTY TYPE House - Terraced

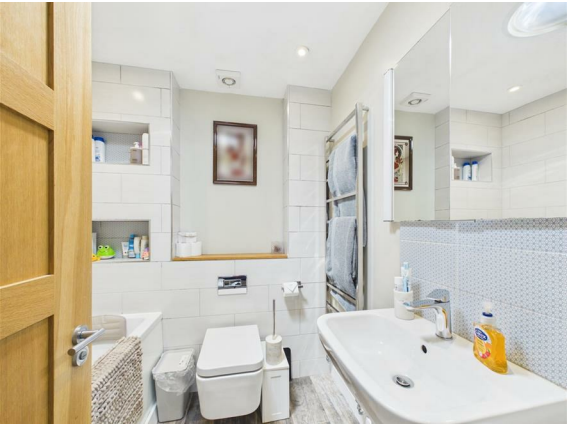
BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

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!

