



## 94 Speedwell Road, Bristol, BS5 7SF

Offers In The Region Of £325,000



Bristol Property Centre are delighted to bring to the market this lovely two-bedroom home on Speedwell Road, offered for £325,000. Perfect for first-time buyers or small families, this property is full of warmth, character, and practical living space.

As you step inside, you're welcomed into a spacious hallway and on the left you enter a bright and spacious living room with a large window that fills the space with natural light. It's a comfortable and inviting area — ideal for relaxing after a long day or catching up with friends and family. The feature fireplace adds a homely touch, while the neutral décor keeps things light and airy.

The modern kitchen is fitted with plenty of storage and workspace, complete with an integrated oven and gas hob. Flowing from the kitchen is the dining area, which opens out through French doors to the garden — perfect for entertaining or enjoying a quiet morning coffee in the sun.

- Freehold
- Open-plan kitchen/dining area with doors leading to the rear garden
- Low-maintenance rear garden with patio area, ideal for entertaining
- Council Tax Band B
- Two double bedrooms
- Modern fitted kitchen with integrated oven and gas hob
- Approx. 81.6m<sup>2</sup> (878ft<sup>2</sup>) of living space

