



## 10a School Road, Bristol, BS4 4RF

**£325,000**

Individually built in 2010, this stunning two-bedroom end-of-terrace house is full of style and character. The spacious fitted kitchen/dining room is perfect for both everyday meals and entertaining, while a convenient downstairs cloakroom adds practicality. The light and airy sitting room features an open-plan staircase leading to the first floor.

Upstairs, you'll find two generous double bedrooms and a modern bathroom. Outside, the property boasts a great sized garden, with a paved seating area to the rear and side lawned area plus driveway parking to the front.

The location is equally impressive, offering excellent access to local commuter routes and the city centre. The property is also surrounded by growing local amenities, including independent shops, cafes, and beautiful green spaces like Nightingale Valley, just a short walk away. This home is a must-see and worthy of an early viewing!

## Entrance Hallway

### Sitting Room

13'11" x 13'5" max (4.24m x 4.09m max)



### Kitchen/Dining Room

10'11" x 13'2" (3.33m x 4.01m)



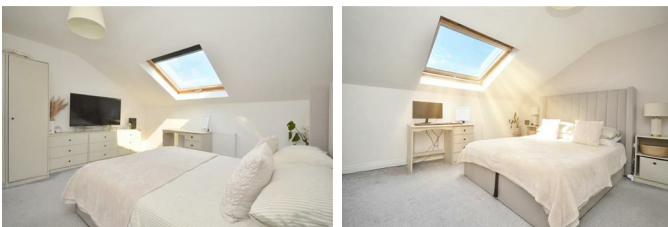
### W.C



### Landing

### Master Bedroom

12' x 13'3" (3.66m x 4.04m)



### Bedroom Two

8'7" x 13'3" max (2.62m x 4.04m max)



### Bathroom

5'7" x 6'11" (1.70m x 2.11m)



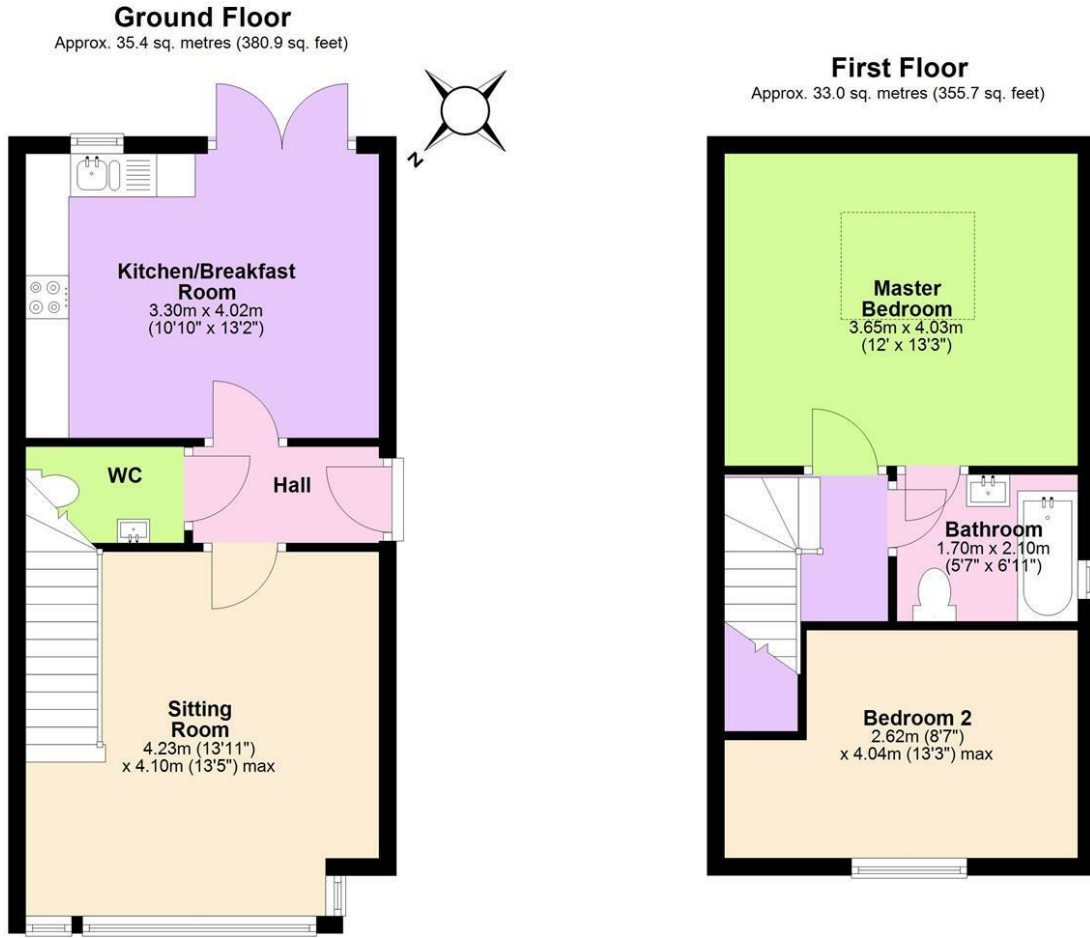
### Rear Garden



### Side Garden

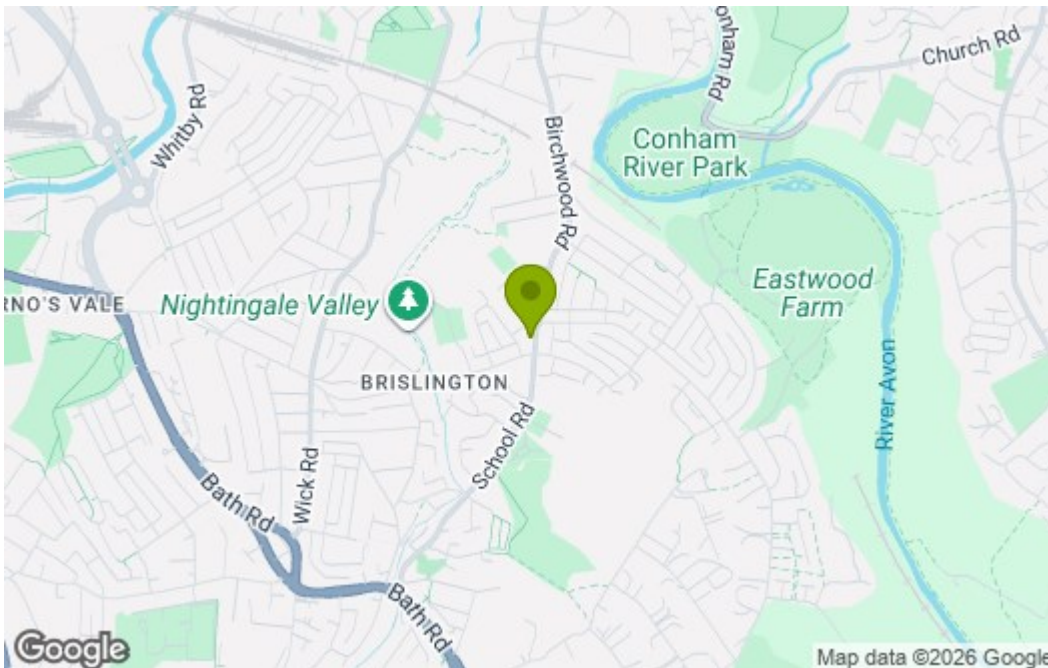


## Floor Plan

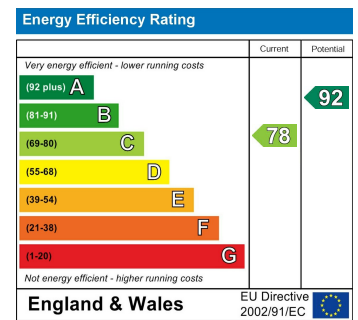


Total area: approx. 68.4 sq. metres (736.6 sq. feet)  
**10a School rd**

## Area Map



## Energy Efficiency Graph



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