



**10 Poplar Avenue, Stoke Bishop, Bristol, BS9 2BE**

**Guide price £487,500**

**maggs  
+ allen**

estate agents



## POPLAR AVENUE, BRISTOL, BS9 2BE

A bright and surprisingly spacious (1537 sq ft) end of terrace home located in a peaceful cul-de-sac and further benefiting from generous living accommodation which is arranged as 4 double bedrooms, living room opening onto dining room, fitted kitchen, conservatory, family bathroom and integral garage. Outside there is an established and enclosed garden with patio area, lawn area and mature fruiting trees.

### Location

The property is situated on the ever popular Poplar Avenue. The local shops a level walk away, with Stoke Lodge playing fields also very nearby. Bus services and a local railway station are within easy reach with the city centre less than a three miles distance. There are excellent schools both state and independent nearby, including Stoke Bishop and Elmlea for the former and Redmaids, Badminton and Clifton College for the latter. The A4 provides good access to Bristol's commercial centre as well as the M4 and M5 motorway networks, which serve the South West, Midlands, Wales and London. Bristol Parkway and Temple Meads Train Stations offer rail links to most cities nationwide.

### Directions

From the top of Whiteladies Road continue straight over the downs, through the traffic lights and down Stoke Hill. Continue past the shops and up the hill to the mini roundabout. Turn left into Shirehampton Road and take the second turn on the right into Bell Barn Road. Continue along Bell Barn Road and take the second turning on your right onto Woodgrove Road and Poplar is the first turning on your left.

### Room Sizes

Kitchen 16'8 x 9'5

Dining Room 9'6 x 8'10

Sitting Room 15'7 x 11'8

Bedroom One 13'2 x 11'10

Bedroom Two 11'11 x 7'7

Bedroom Three 15'8 x 8'0

Bedroom Four 13'11 x 7'0

Garden Room 10'4 x 9'9

Garage 16'2 x 8'0



**Price:** £500,000

**Tenure:** Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

**Council Tax Band:** D

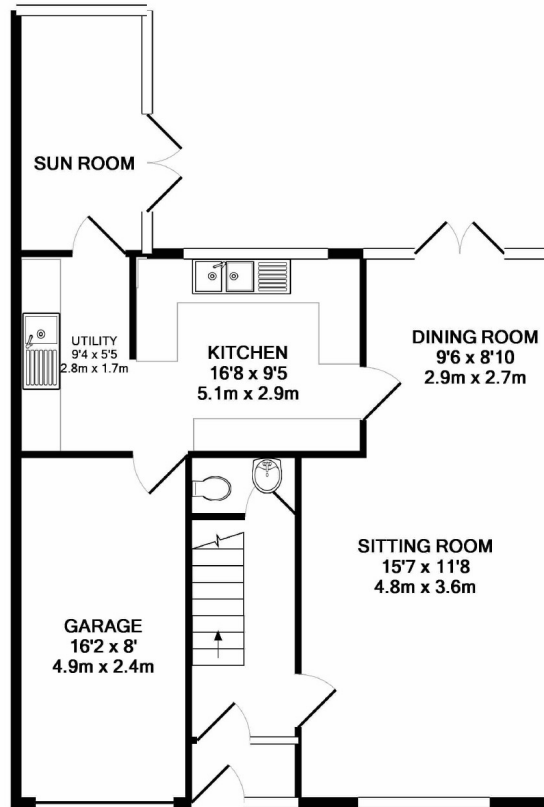
**Local Authority:** Bristol City Council

**Vendors Onward Position:** The Vendors have informed us that they will be making an onward purchase.

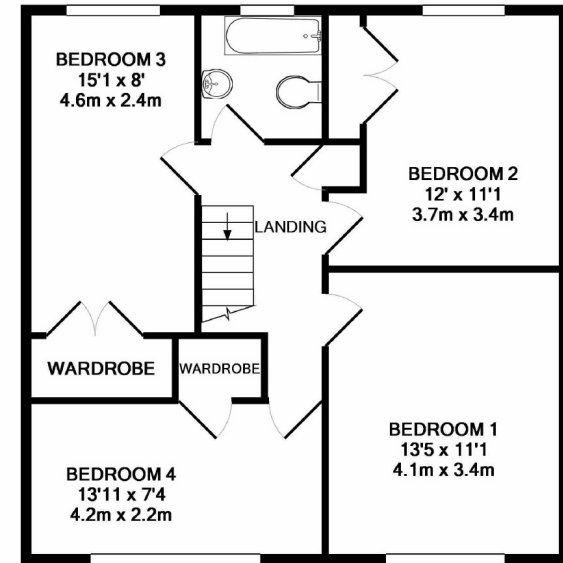
**Viewing:** By appointment only.

**Our Office:** 0117 949 9000

**Important Note:** 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 704 SQ.FT.  
(65.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1340 SQ.FT. (124.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		71
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

- A spacious end of terrace home
- Located in a quiet cul-de-sac
- 4 double bedrooms

- Conservatory
- Integral garage
- Established enclosed rear garden





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