



53 Sidford Road, Bedminster, Bristol, BS3 5DN



urbanlighthouse  
INDEPENDENT ESTATE AGENT

- 50% shared ownership
- Completed application via Live West required
- Remainder 125 yrs, 50% PLUS rent is £234.36/month on other 50%
- Two generous double bedrooms
- Ground floor WC
- Kitchen/diner & generous lounge

This quirky but exceptionally spacious, 50% shared ownership, 2 double bedroom modern end terraced home sits with an open aspect on a tucked away cul-de-sac opposite the open space of the Northern Slopes. Laid out over 4 levels, this home, built in 2015, comprises; lower ground floor - lounge: ground floor - hall, kitchen/diner, WC: first floor - double bedroom: second floor - double bedroom, bathroom, landing with ample storage. Pleasant rear garden. Off street parking. No onward chain. Completed application required via Live West. Fixed price.

**Entrance Hall**  
17'3 max x 6'3 max  
5.26 max x 1.9m max

**Kitchen/Breakfast Room**  
17'6 x 8'3 max  
5.33 x 2.51m max

**Lounge**  
10'9 x 15' max  
3.28 x 4.57m max

**Ground Floor WC**  
4'9 x 4'  
1.45 x 1.22m

**Bedroom 1**  
10'10 max x 15' max  
3.3 max x 4.57m max

**Bedroom 2**  
17'8 x 8'3 max  
5.38 x 2.51m max

**Bathroom**  
6'3 x 8'1  
1.9 x 2.46m

**Rear Garden**  
30' x 15'7  
9.14 x 4.75m

**Off Street Parking**  
*to front*



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of floor, wall, ceiling and any other space are approximate and the responsibility is placed on the buyer or other customer. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The property, grounds and appliances are shown and items listed and measurements are to the approximate dimensions and can be given.  
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0848-0096-7321-3045-5974>

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster>.