



**40 Canada Way, Bristol, BS1 6XF**

**Guide price £420,000**



This lovely town house is situated in the popular Baltic Wharf development close to Bristol Harbourside. The house has a light bright aspect and you even get harbour glimpses from the bedrooms. This well presented house has a stylish kitchen, lounge with Juliet balcony, two double bedrooms and a modern bathroom. To really add the wow factor is a beautifully presented private garden and for convenience the parking space is situated right by your front door.

Arranged over three floors the accommodation consists of a kitchen and dining room on the ground floor. The stylish kitchen has integrated appliances and the dining room is large enough to accommodate a dining table and small sofa. The kitchen leads out to the well-kept private garden which is paved making it low maintenance but has an interesting array of shrubs which add colour and warmth and it also includes a seating area at the rear which is positioned to enjoy the late sun.

The lounge is situated on the first floor and has a bright outlook and benefits from windows overlooking the garden and doors to the Juliet balcony. This is a good sized room and has a nice feature of an electric effect wood burner which gives it a very cosy feel. The bathroom is also on this floor and has a



- 2 Double Bedroom Town House
- Modern Kitchen and Bathroom
- Popular Baltic Wharf Development
- Well Presented Private Garden
- Allocated Oarking Space
- Freehold