



**Bishopston - £650,000**

3 bed terraced house

6 Upper Belmont Road, BS7 9DQ





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A fantastic Victorian family home located within the catchment to some of the areas most popular schools, and only a short stroll from the exciting atmosphere of the Gloucester Road. The open green space of St Andrews Park is moments away and the city centre is easily accessible.

The house has a great blend of charm & character mixed with some very neat modern touches.

The lounge has everything that you would wish from a period lounge - stripped floors, a feature fireplace and a bay with sash windows that allows the light to flood in. The back reception room has been opened to the hall which now makes this a very useable and sociable space. A lovely feature to this room is the log burner set into the chimney breast. Both the kitchen and the sun room/utility room can be accessed from here.

The kitchen, which has granite work surfaces, leads to a fantastic dining / family area at the rear. The majority of the back wall in this room is made up of bi fold doors which, when open all the way, allows this room to flow beautifully to the garden. A skylight and additional window in here only adds to the light and airy feel.

The utility room/sun room is very useful for additional storage and there is also a cloakroom/wc.

Upstairs, the house has 3 double bedrooms. All of these rooms have feature fireplaces and exposed floorboards. The family bathroom is also on this floor.

The top floor is used as another bedroom and there is an en-suite shower room.

There are 3 skylights on this floor and there is plenty of eaves storage.

( Please note that due to the lack of building regulations, this can't officially be classed as a bedroom ).

Outside, there is a really pretty garden that measures approximately 40ft in length. The main part is lawned and this is bordered by a raised flower bed on one side.

There is a patio area next to the house and a decked area at the top of the garden. Both of these are ideal for sitting and enjoying the sunshine.

What sets this house, and garden, apart from most others in the area is the fact that it backs onto an orchard, providing both an open outlook and a feeling of privacy.



## Bishopston Branch

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