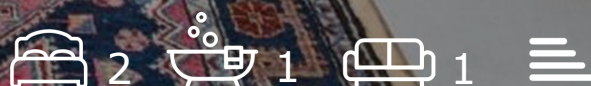




13 Sandgate Road  
Brislington, Bristol, BS4 3PT

**Asking price £400,000**





# 13 Sandgate Road



## Description

Beautifully presented Victorian home located in Brislington with generous sized garden. This well positioned home is within walking distance of both Arnos Park, Nightingale Valley and the local independent shops and eateries at Sandy Park. Much improved by its current owners the property have been renovated over the years to create a stylish and welcoming home. Offering a spacious hallway with storage, access to a lovely bay lounge, stunning contemporary kitchen which opens into the dining space with double doors opening to the garden.

Upstairs are two great sized bedrooms with stripped floors and a stylish bathroom with gorgeous tiled floor! Outside to the rear is a lovely garden with lots of mature plants and shrubs along with a raised deck area to the rear to catch the evening sunshine. The front garden has been transformed into a vegetable garden with a period style path.

This lovely home is in great condition throughout and within easy reach of the city by bike and bus so perfect for getting around. Please call to view!

- VICTORIAN TERRACE
- TWO DOUBLE BEDROOMS
- STUNNING KITCHEN/DINING
- FRONT AND REAR GARDENS
- CLOSE TO SANDY PARK
- BAYED LIVING ROOM
- UPSTAIRS BATHROOM
- STRIPPED FLOOR BOARDS



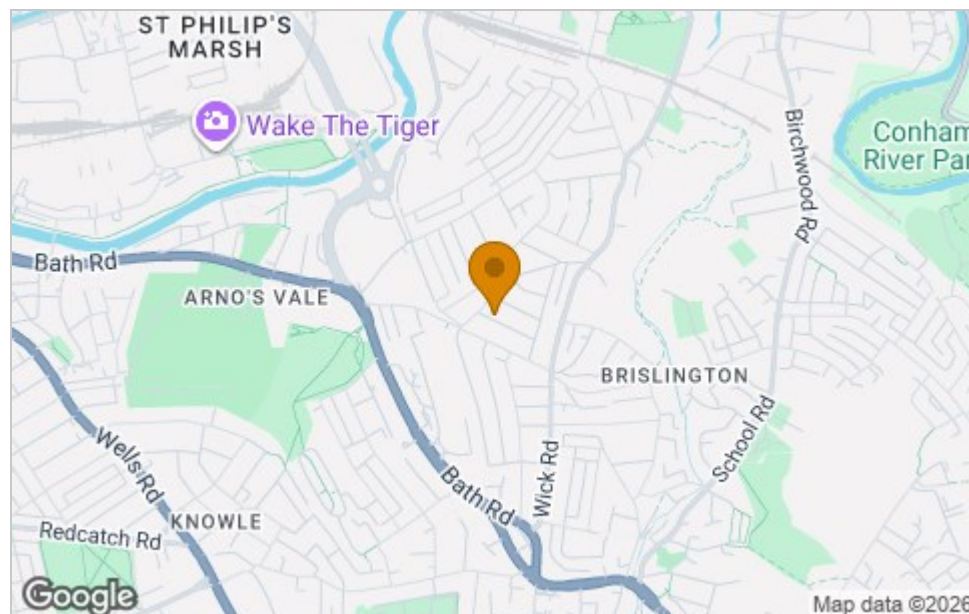




## Floor Plan



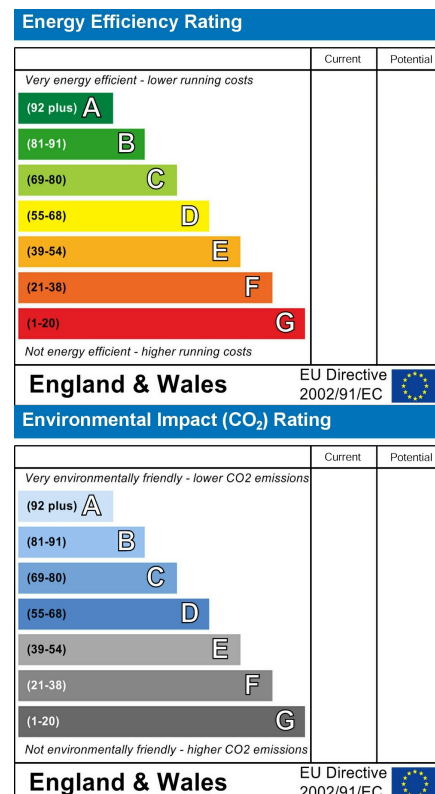
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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