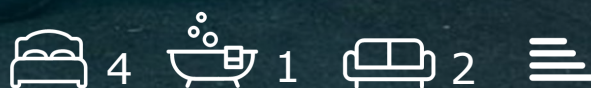




1B Birchall Road
, Bristol, BS6 7TW

Asking price £950,000



1B Birchall Road



Description

Welcome to this 4 bedroom terraced home situated in a sought-after location in Redland, close to popular schools and within walking distance of all the shops, cafes and restaurants Gloucester Road has to offer. Set over three floors and boasting a Southerly facing garden, a private double garage and stunning views, this property is an absolute gem!

As you enter, you are greeted by a well-proportioned living room and a downstairs cloakroom. To the rear of the property, you'll find a light and airy open plan kitchen diner looking out onto a spacious Southerly facing garden with rear access leading to a double garage. The first floor offers two double bedrooms, a single bedroom and a family bathroom. On the second floor you'll find a double bedroom with far-reaching views and a study.

Further benefits include double glazing, gas central heating and much more! Don't miss out on the opportunity to make this lovely home your own. Call now to book a viewing !!

- GREAT LOCATION WITH STUNNING VIEWS
- PRIVATE DOUBLE GARAGE
- SOUTHERLY FACING GARDEN
- DORMER LOFT CONVERSION
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- 4 BEDROOMS PLUS STUDY
- OPEN PLAN KITCHEN DINER
- LIVING ROOM
- FULL WIDTH EXTENSION
- DOUBLE GLAZING & GAS CENTRAL HEATING

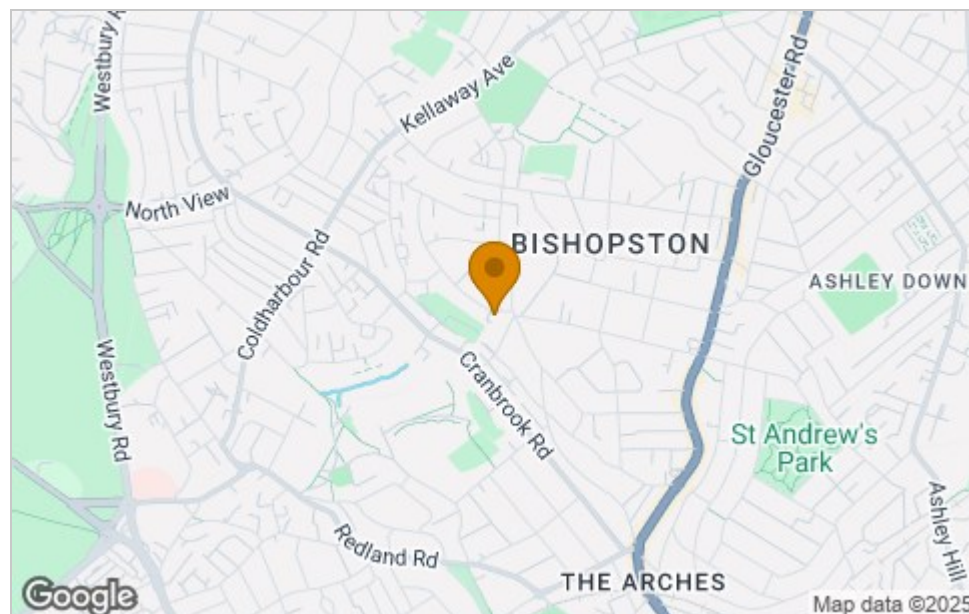




Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 