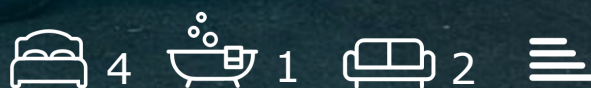




1B Birchall Road
, Bristol, BS6 7TW

**Offers in excess of
£900,000**



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

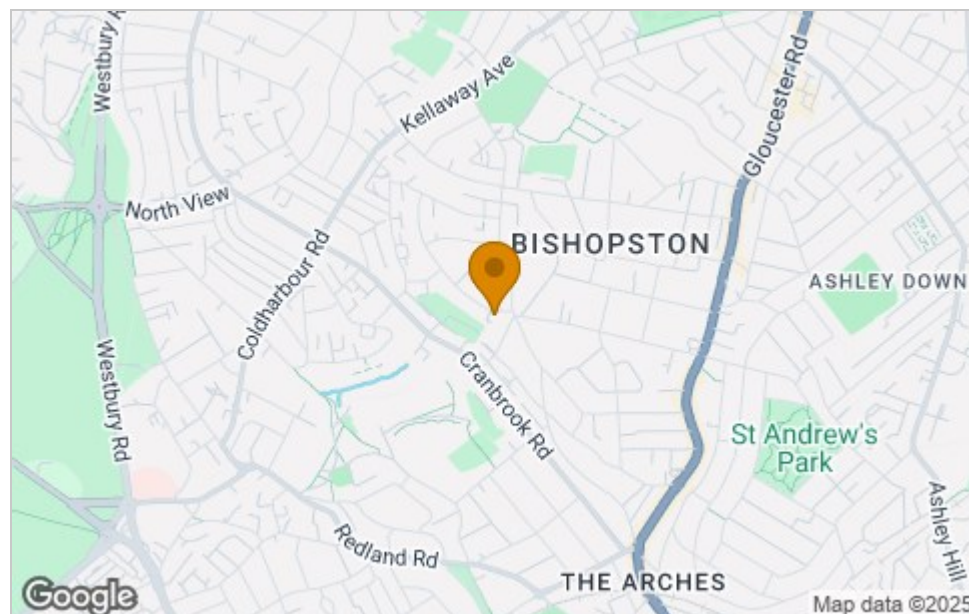




Floor Plan



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.

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 

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