



LANSDOWN TERRACE
KELLOWAY BARBERS

Lansdown Terrace, Bristol
£495,000





1 Lansdown Terrace

Henleaze, Bristol, BS6 7YW

Nestled in the sought-after Bristol area, this welcoming Victorian terraced cottage at Lansdown Terrace boasts three bedrooms, two bathrooms, and spans approximately 876.95 square feet across two floors.

Upon entering the ground floor, you're greeted by a charming entrance hallway adorned with decorative tiled flooring and original style features. The elegantly laid out living room exudes warmth with a cozy log burner, complemented by coving and ceiling rose accents. Adjacent to the living room, the modern kitchen offers underfloor heating, integrated appliances including a dishwasher and fridge-freezer, and a fitted stove for a seamless culinary experience. A spacious walk-in pantry with double doors provides ample storage, along with additional space for plumbing for the washing machine and tumble dryer. Additionally, the first bedroom on this floor serves as a versatile office space. A shower room enhanced with underfloor heating and a shower completes the ground floor.

Ascending to the first floor, you'll discover two more delightful bedrooms and a bathroom equipped with a bath and shower, also featuring underfloor heating. The South Westerly facing rear garden is enclosed and boasts a lawn area, patio, and a generously sized shed for added convenience.

Situated nearby, you'll find a range of convenient amenities, including Southmead Hospital, two supermarkets and the bustling Henleaze High Street, featuring an array of independent shops and cafes. For fitness enthusiasts, Horfield Leisure Centre, while sports lovers can enjoy activities at Golden Hill Sports Ground. Nature enthusiasts will appreciate the beauty of Westbury Park and Horfield Common, as well as the nearby open spaces of Westbury Wildlife Park and Baddock's Woods.

Families will benefit from the proximity of esteemed educational institutions such as Bishop Road Primary School and Henleaze Junior & Infant School, offering quality education for children.

- EXTENDED TERRACED HOUSE
- KITCHEN/DINER
- KITCHEN AND BATHROOMS WITH UNDERFLOOR HEATING
- GREAT LOCATION
- THREE BEDROOMS
- SOUTH-WEST FACING GARDEN
- WOOD BURNING STOVE
- TWO BATHROOMS
- KITCHEN WITH INTEGRATED DISHWASHER & FRIDGE FREEZER
- HIGH SPEC THROUGHOUT



The Property

The ground floor welcomes you into the entrance hallway with decorative tiled flooring with the added benefits of some original style features, an eloquently laid out living room with a cozy log burner, characterized by coving and ceiling rose accents. The adjacent modern kitchen comes with underfloor heating, an integrated dishwasher, fridge-freezer, and fitted stove for a comfortable culinary experience. Large walk in pantry with folding doors for that extra space along with the addition area for plumbing for the washing machine and tumble dryer. The first bedroom on this floor also doubles as an office, offering extra utility. A shower room enriched with underfloor heating and a shower completes the ground floor.

On the first floor, you will find two more charming bedrooms and a bathroom fitted with a bath and shower, again with under floor heating. The rear garden is South Westerly facing enclosed with an area of lawn and patio with a great sized shed.

The Situation

Situated nearby, you'll find a range of convenient amenities, including Southmead Hospital, two well-stocked supermarkets - Tesco Superstore and Waitrose & Partners, and the bustling Henleaze High Street, featuring an array of independent shops and charming cafes. For fitness enthusiasts, Horfield Leisure Centre provides state-of-the-art gym facilities, while sports lovers can enjoy activities at Golden Hill Sports Ground. Nature enthusiasts will appreciate the beauty of Westbury Park and Horfield Common, as well as the nearby open spaces of Westbury Wildlife Park and Baddock's Woods.

Families will benefit from the proximity of esteemed educational institutions such as Bishop Road Primary School and Henleaze Junior & Infant School, offering quality education for children. Additionally, Shine Sports Ground provides opportunities for after-school sports activities. With Gloucester Road's vibrant shopping scene and diverse dining options just a stone's throw away, along with excellent public transportation links, this home placed in a local friendly community offers the perfect blend of convenience and comfort.

Entrance Hallway

Feature tiled floor, leading to;

Sitting Room

Double glazed sash style window to the aspect, log burning stove with surround, feature coving and ceiling rose.

Kitchen/Diner

Fitted wall and base units with integrated dishwasher and fridge freezer, double oven in a tower unit, folding double doors into the large under stairs storage cupboard. Under floor heating.

Rear Lobby

Cupboard housing space for washing machine and tumble dryer, access to the rear garden and door leading to;

Ground floor Shower room

Modern white suite, underfloor heating.

Office/ Bedroom 3

Double glazed window to the rear aspect

Stairs and landing

Loft access and doors leading to;

Bedroom 1

Double glazed sash style window to the front aspect, fitted wardrobes and feature place surround, coving and ceiling rose

Bedroom 2

Double glazed sash style window to the rear aspect, fitted wardrobes. Feature coving and ceiling rose.

Bathroom

White suite including bath and separate shower cubicle. Under floor heating, double glazed obscured sash style window to the rear aspect.

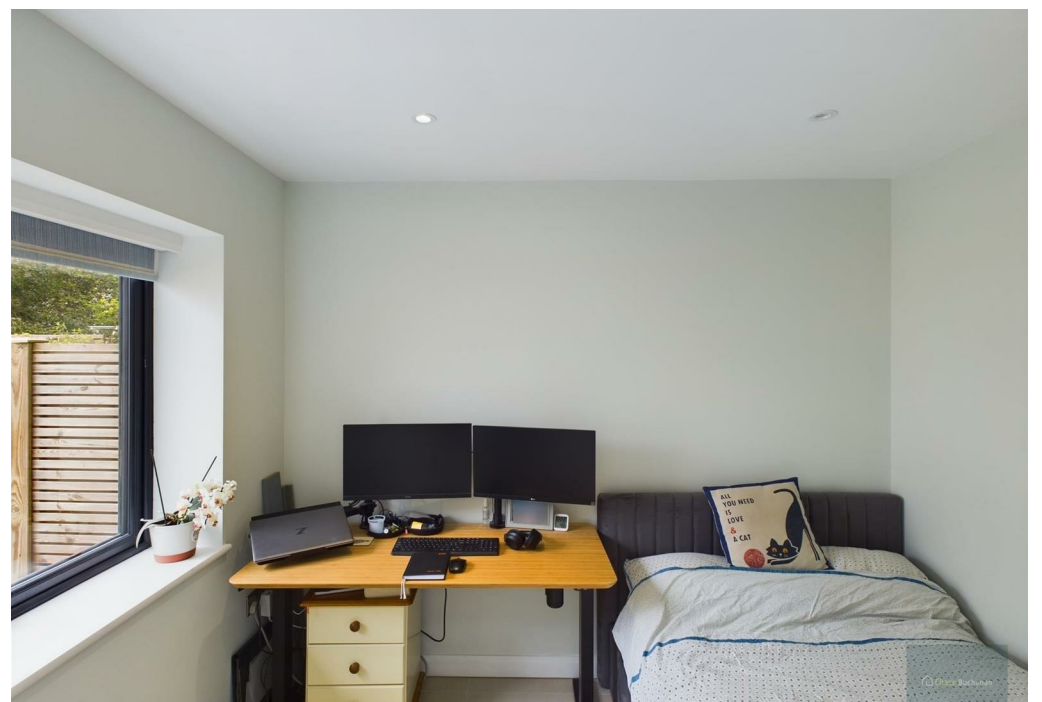
Front Garden

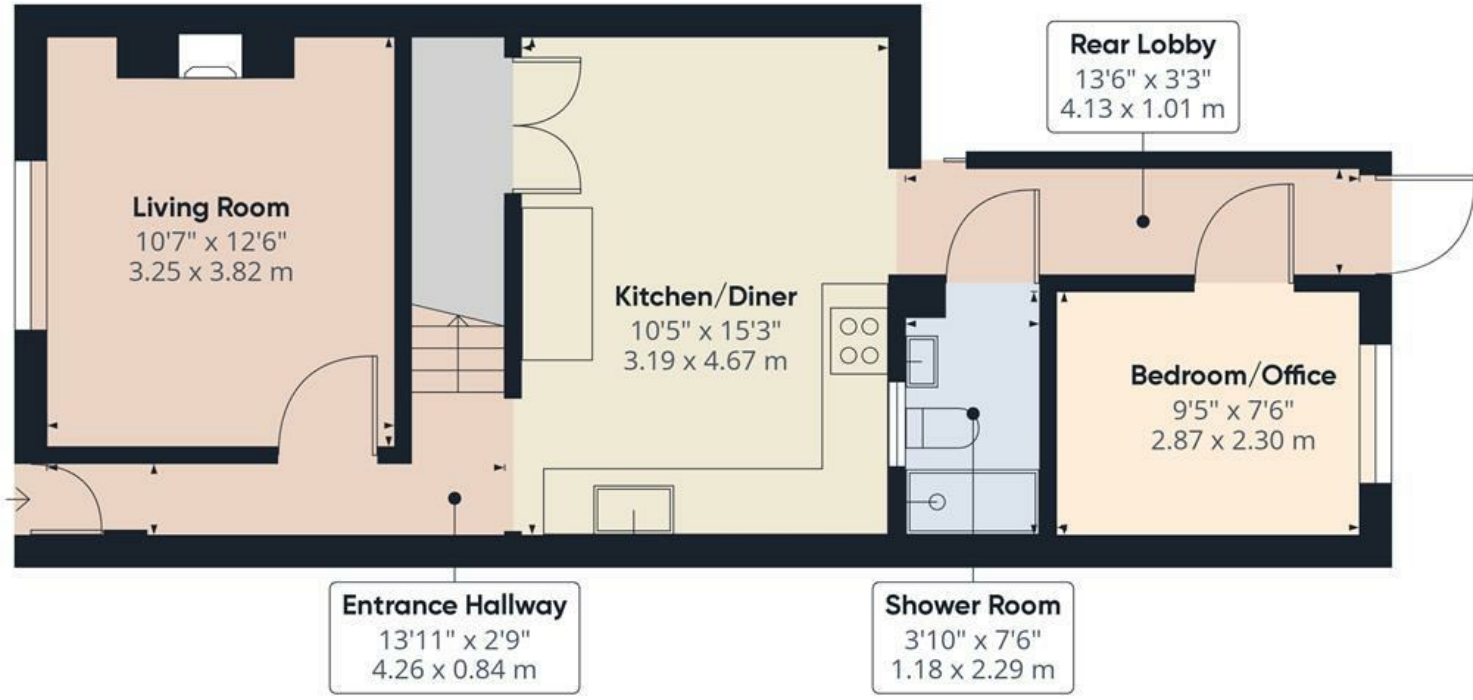
Entrance gate leading onto the paved area, raised flower beds and built in storage.

Rear garden

Area of lawn and patio, path leading to the rear of the garden where the shed is positioned. Enclosed with mainly fence boundary.

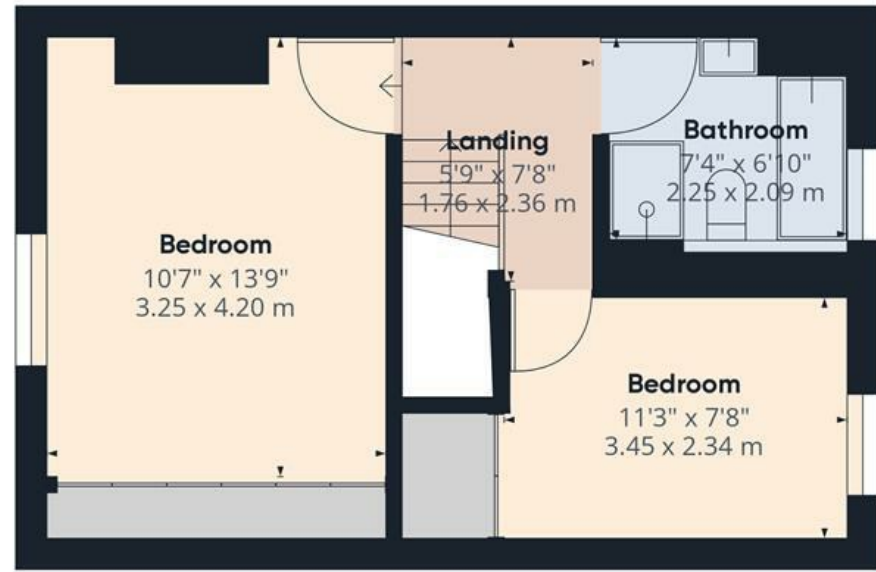






Floor 0

Approximate total area⁽¹⁾
876.95 ft²
81.47 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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Miscellaneous items

EPC: D

Council Tax: B

Utilities: All main services

Authority: Bristol City Council

Tenure: Freehold

Lease: N/A

Ground Rent: N/A

Service Charge: N/A

For more information or to book a viewing, please contact:

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