



Carlyle Road, Greenbank, Bristol
£375,000





51 Carlyle Road, Greenbank

Bristol, BS5 6HQ

Enjoy the best of Bristol in this charming property located on Carlyle Road, Greenbank. Spanning approximately 809.15 square feet over two floors, the property has been designed for modern living.

On the ground floor, you'll find two reception rooms adorned with double-glazed bay windows that maximize natural light. The kitchen is equipped with wall and base units, providing ample space for appliances, and offers access to a serene rear garden, perfect for relaxation.

The first floor features two generously-sized double bedrooms, with the master bedroom including a built-in storage cupboard. A spacious family bathroom with a white suite is also located on this floor. There is a large loft space, currently used for storage, with access via a pull-down loft ladder on the landing. The space is mainly boarded and fitted with a Velux-style window offering great views over Bristol. This loft space could potentially be extended, subject to the usual planning permissions.

Conveniently situated with excellent connectivity, the property is in close proximity to the M32 and the M4. Stapleton Road train station further enhances transport links, while the Bristol to Bath cycle track provides an eco-friendly travel alternative and promotes a healthy lifestyle. Noted for its high quality of education, the local area boasts Whitehall and May Park Primary Schools. The area is also home to several of Bristol's finest independent shops and eateries, hugely popular with locals and visitors alike. Situated along St Marks Road are Bristol Sweet Mart, No 12 Café, Thali Café, and East Bristol Bakery. Also close by are The Greenbank pub, Este Kitchen, and Matter Wholefoods.

This property is being sold with no onward chain.

- VICTORIAN TERRACED HOUSE
- GOOD SIZE KITCHEN
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- FIRST FLOOR BATHROOM WITH SHOWER OVER BATH
- POTENTIAL LOFT CONVERSION SUBJECT TO PLANNING PERMISSION
- TWO RECEPTIONS
- REAR GARDEN
- OFFERED WITH NO ONWARD CHAIN



The Property

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The Situation

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Entrance hallway

Entrance hallway, stairs leading to the first floor, under stairs storage cupboard, radiator and wood effect laminated flooring

Sitting room

Double glazed bay window to the front aspect, wood effect flooring, radiator

Dining room

Double glazed window to the rear aspect, wood effect flooring, radiator

Kitchen

Double glazed window to the rear aspect, single door leading to the rear garden. A range of wall and base units with stainless steel sink with mixer tap, radiator and wall mounted gas fired boiler. Spaces for oven, fridge freezer and washing machine

Stairs and Landing

Landing providing access to the loft via the pull down loft ladder, the loft space has boarded floor area and Velux style window to the front aspect. Set to the rear of the landing double glazed window to the side aspect and a storage cupboard. Doors leading to;

Bedroom 1

Double glazed bay window to the front aspect, stripped and stained floor boards, storage cupboard and radiator

Bedroom 2

Double Glazed window to the rear aspect, stripped and stained floor boards, radiator

Bathroom

Double glazed obscured window to the rear aspect, White bathroom suite consisting of bath with shower over, low level W.C and pedestal wash hand basin, heated towel rail

Front garden

Area with shingle, wall boundary, path leading to main entrance

Rear Garden

Leading from the rear door, raised patio area with step down to further patio. Area of lawn with wall and fence boundary.

Additional information

Being sold with no onward chain

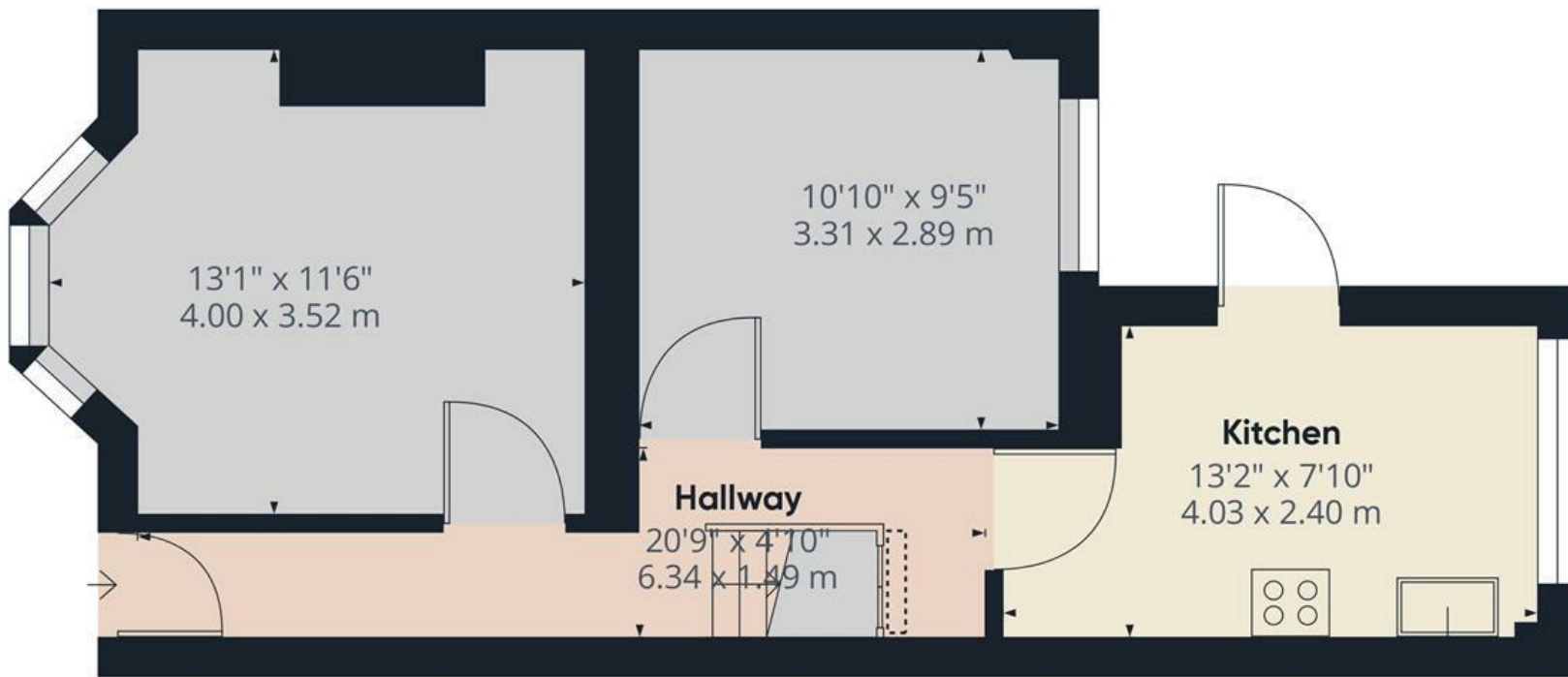
Freehold

Council tax band A- Bristol City Council

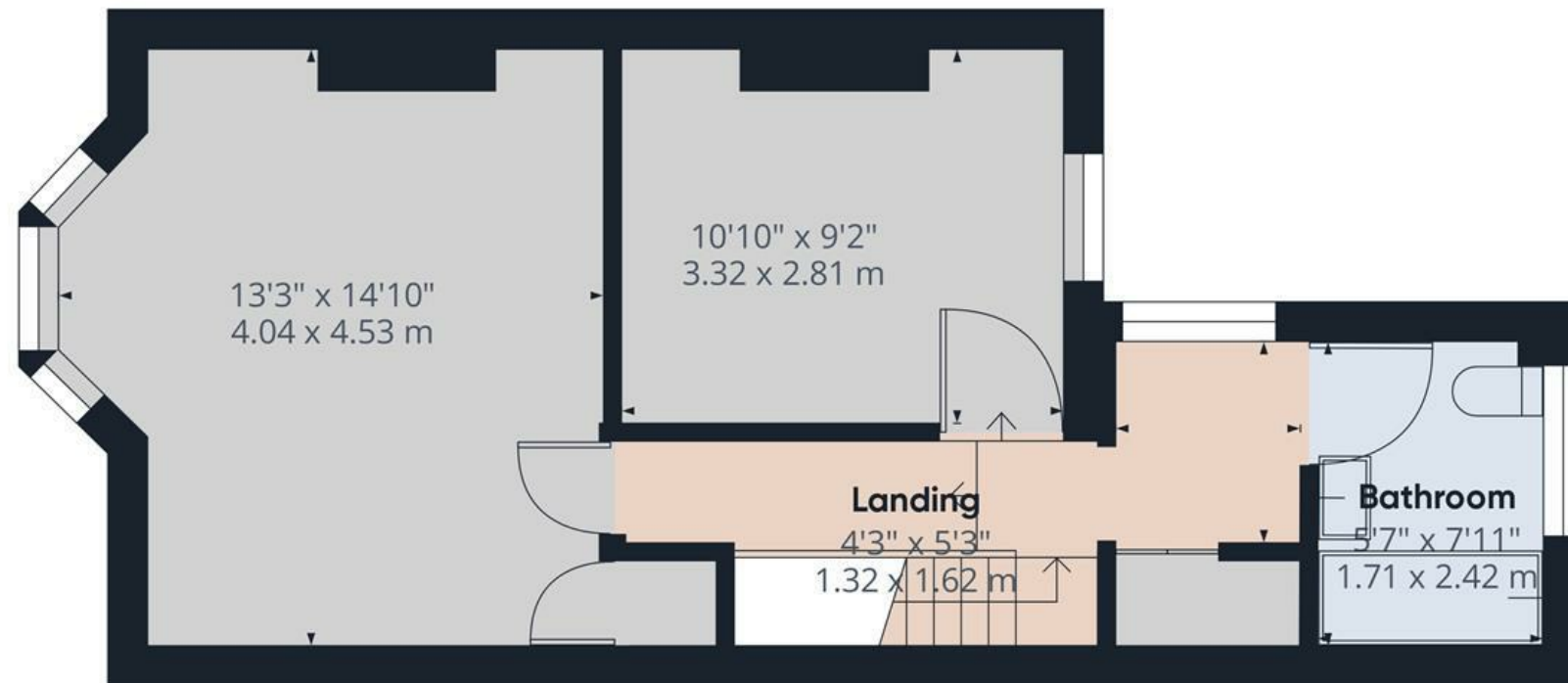
EPC - D 65







Floor 0



Floor 1

Approximate total area⁽¹⁾

809.15 ft²

75.17 m²

Reduced headroom

1.39 ft²

0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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Independent Mortgage Advice

Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- * 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.

Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: D

Council Tax: A

Utilities: All main services

Authority: Bristol

Tenure: Freehold

Lease: N/A

Ground Rent: N/A

Service Charge: N/A

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

T: 0117 973 0041

E: Clifton@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 174 Whiteladies Road, Clifton, Bristol, BS8 2XU

Chase 
Buchanan