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94 Robertson Road, Greenbank, Bristol, BS5 6JW

£550,000

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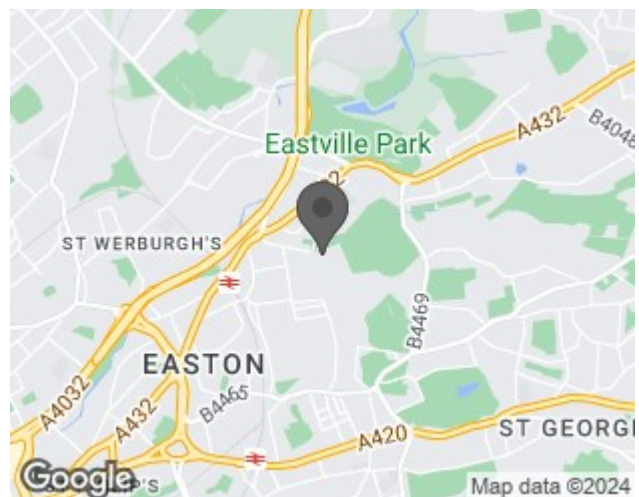
4 BED END TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 85 </div>
(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	

Map



Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

****BEAUTIFUL GRAND PERIOD HOME**** This prime residence is a real gem from the ground up. Refurbished thoughtfully over the past 10 years. Everything is in good order protecting and recycling the original Victorian character. Starting in the generous hallway with original floor tiles opening into a large lounge in front of the stunning family kitchen diner complete with hand made kitchen surrounding the original exposed brick chimney breast opening onto a South facing garden complete with garden studio and side/bike access and store. A handy utility room leads to a downstairs shower room. Upstairs are three double bedrooms and a single bedroom currently used as a home office. The position of this home is on a wide quiet road that leads to two green spaces including Greenbank cemetery. All the other handy amenities and transport link are literally minutes away. Please arrange a visit. You will not be disappointed.

- Beautiful Victorian Villa • Thoughtfully Refurbished With Original Features • Charming Light Spacious Home • South Facing Garden With Side Access • Bike Store and Sheltered Patio • Garden Studio • Stunning Handmade Kitchen Diner • Utility Room & Work Space • Prime Greenbank Location Near Cemetery • Stunning Condition Throughout

FRONT DOOR

Stone wall and railing, plants to side, steps up to wooden door opening into

ENTRANCE PORCH

Decorative mosaic, period style tiled floor, utility meters, step up to

ENTRANCE HALL/WORK SPACE

13'2" x 9'10" max

Original restored decorative tiled floor, coving, stairs to the left to first floor, original window to side, handy standing and sitting work space beneath the stairs built using original floorboards from the property, neat cupboards beneath desk housing electric consumer unit, doors to

LOUNGE

14'0" x 13'6"

Double glazed sash tilt windows to front bay, radiator, wood flooring, fireplace

KITCHEN/DINER

19'9" x 13'8"

Beautiful farmhouse style family room. Handmade wood units with solid wood work surface over, inset Belfast sink with quartz coated surface surround, exposed brick chimney breast housing extractor fan, induction range oven (gas connection if required) and copper splash back. Space for large fridge freezer, integrated dishwasher, tiled flooring, two vertical column radiators, ample space for dining & sitting furniture, double glazed window to rear, double glazed French doors to rear garden decking area

UTILITY ROOM

8'3" x 7'9"

Recycled wood work surface, Belfast sink, tiled splash backs, (recycled from original hearths upstairs during refurbishment), space and plumbing for washing machine and tumble dryer, hooks for coats, shelving, window to side, doorway narrowing to door to rear garden providing shoe space, door to

SHOWER ROOM

6'2" x 3'4"

Under floor heating. Shower with glass screen, wc, wash hand basin, tiled splash backs, tiled flooring, vertical radiator, double glazed window to rear

STAIRS

Leading to first floor landing with double glazed window to side, doors to

BATHROOM

8'9" x 7'9" max

Three piece white suite comprising wc, wash hand large basin over vanity storage drawer unit, P shaped bath with shower over, glass shower screen, tiled splash backs, large towel radiator, obscure glazed window to side, circular window to rear

BEDROOM ONE

13'9" x 12'4"

Double glazed sash tilt windows to front bay providing rooftop green views, wood flooring, fireplace alcove, hanging rails and shelves in alcoves, radiator

BEDROOM TWO

13'7" x 9'8"

Double glazed sash window to rear, radiator

BEDROOM THREE

10'4" x 9'6"

Double glazed sash window to rear, radiator, loft access

BEDROOM FOUR/OFFICE

11'2" x 9'2" max

Single bedroom narrowing with built in storage raised seat currently used as the home office, double glazed sash window to front, radiator

GARDEN

South facing sunny garden, sheltered patio seating area with wood frame, lawn, new paved path, sheltered cycle store, flower beds, fencing and side gate access to Essery Road, access to

GARDEN STUDIO

17'4" x 6'11"

Currently used as a bedroom, insulated, double glazed sliding door access and windows, power points