

Martingale Road, Bristol, BS4 3RB  
£450,000





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Council Tax Band: B

Welcome to this superb chain free property located on Martingale Road in the vibrant city of Bristol. This delightful extended mid-terrace house has been updated and much improved by the current owners and boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is ample space for the whole family to unwind and make this house a home. There is also a large, enclosed rear garden with pedestrian access.

Spanning across approximately 1,330 sq ft, this house offers a generous amount of space to create your ideal living environment. Whether you're looking to host gatherings, set up a home office, or simply enjoy some quiet time, this property provides the flexibility to cater to your needs.

Nestled in a cul-de-sac location, this house not only offers a comfortable living space but also provides easy access to all the amenities that Bristol has to offer. From trendy cafes and restaurants to beautiful parks and cultural attractions.

Don't miss the opportunity to make this lovely property your own and experience the best of Bristol living. Contact us today to arrange a viewing and take the first step towards finding your dream home on Martingale Road.

## Hall

18'6" x 6'8"

Composite front door with obscured double glazed glass panels. Wood flooring. Radiator. Doors with frosted glass panels lead from the hall to the lounge, kitchen and dining rooms.

## Lounge

11'3" x 10'7"

uPVC double glazed bay windows. Feature fire place. Radiator.

## Kitchen/Diner

21'3" x 18'6"

The heart of the home. An extended area giving lots of space and huge possibilities. The kitchen has wall and floor mounted storage units. An electric oven and induction hob. Stainless steel splash back. An integrated dish washer. Washing machine. Fridge freezer. Cooker diffuser hood. Composite sink and drainer. Lots of work surface space with machining uplifts.

To ensure natural light is maximised there are three large Velux windows, uPVC double glazed windows and double glazed bi fold doors leading to the rear garden. There are two radiators.

## Cloak Room

4'7" x 3'4"

Low level WC. Basin on vanity unit. Tile splash back. Extractor fan. Vinyl flooring.

## Bedroom 1

16'9" x 14'1"

At the top of the house and giving amazing views from the rear of the property. Great as the main bedroom or as somewhere for a teenagers retreat.

uPVC double glazed windows. Two double glazed vellum windows. Radiator. Eaves storage.

## En Suite

6'3" x 5'3"

uPVC double glazed windows. Shower cubicle. Part tile walls. Low level WC. Basin on pedestal. Radiator. Vinyl flooring. Extractor fan. Shaving socket.

## Landing

## Bedroom 2

13'2" x 10'11"

To the front of the property. uPVC double glazed windows. Radiator.

## Bedroom 3

10'11" x 10'9"

To the rear of the property. uPVC double glazed windows. Radiator.

## Bedroom 4

8'10" x 7'3"

uPVC double glazed windows. Radiator.









### **Bathroom**

7'2" x 6'6"

uPVC double glazed windows. P shaped bath with shower over. Part tile walls. Glass shower screen. Low level WC. Basin on pedestal. Extractor fan. Mirror with internal lighting. Vinyl flooring.

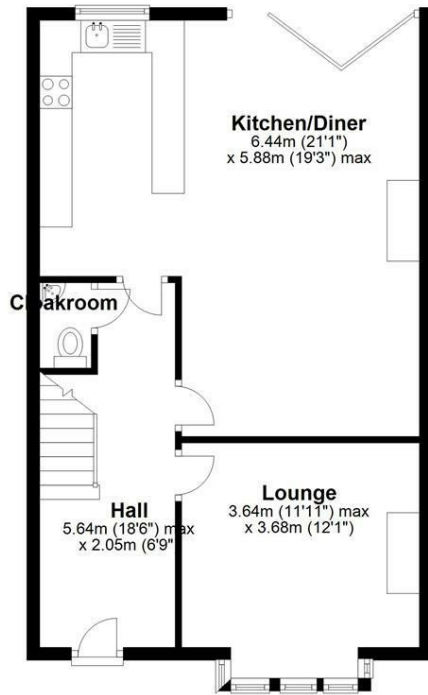
### **Rear Garden**

Large enclosed rear garden with rear pedestrian access lane. Mostly laid to lawn. Garden shed.

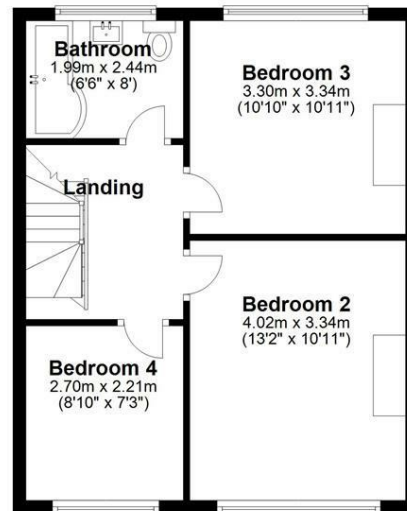




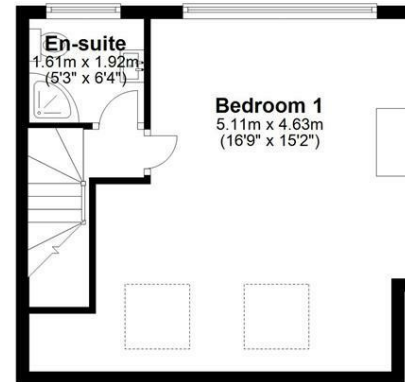
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	