



**Bristol Road,
Bristol, BS16 1RE**

PRICE: £600,000

Property Features

- Grade 2 Period Three Bedroom Home
- Sitting Room with Wood Burning Stove
- Snug
- Kitchen/Dining Room
- Downstairs Cloakroom
- Family Bathroom With Shower
- Front & Rear Gardens
- Rear Access With Parking
- Stone Built Store/Workshop

Full Description

Description

Situated on Bristol Road in Hambrook, this character house is a splendid example of Georgian and Victorian architecture, offering a unique blend of character and modern living. With three well-proportioned bedrooms, this property is perfect for families.

Upon entering, you are welcomed into a spacious sitting room, complete with a wood-burning stove that creates a warm and inviting atmosphere, ideal for cosy evenings. Adjacent to this, a second reception room (snug) provides additional living space, perfect for a snug or a quiet study area.

The heart of the home is the kitchen/ dining room, which offers a practical layout for cooking and dining. This area is designed to be both functional and sociable, making it a wonderful space for family gatherings or dinner parties with doors leading out onto the private garden.

One of the standout features of this property is the large rear garden. The garden is complemented by a stone workshop, offering ample storage or the potential for a creative workspace. Additionally, parking is available and it accessed by a shared private driveway, a valuable asset in this desirable location.

Entrance Hall

Entrance via wood door with glass inset to entrance hall, stairs to first floor accommodation, tiled floor, wood panelling, cupboards housing fuse box and meters, part glazed door to rear garden, doors to all ground floor accommodation, double radiator.

Reception Room

13'7" x 11'5" (4.14m x 3.48m)

Sash window to front aspect, feature fire place, picture rail, double radiator.



Living Room
13'3 x 11'5 (4.04m x 3.48m)
Sash window to front aspect, feature fire place with wood burning stove, 2 x double radiators, wall light points, built in storage cupboards, doors to hallway and kitchen.

Kitchen/Dining Room
24'5 x 7'9 (7.44m x 2.36m)
Double glazed windows to side aspect, French doors to rear garden, range of wall and base units with wood work surfaces over, part tiled walls, Stoves range cooker with cooker hood over, electric kick board fan heater, under unit lighting, 1 1/2 bowl sink unit with mixer tap, laminate flooring, integral dishwasher, washing machine, tumble drier and fridge/freezer.

Cloakroom
WC, wash hand basin, tiled splash backs, tiled floor, built in cupboards, floor standing Worcester oil boiler.

Landing
Sash window to rear aspect, access to loft space, radiator, built in storage cupboard.

Bedroom 1
13'2 x 11'5 (4.01m x 3.48m)
Sash window to front aspect, built in wardrobe, double radiator.

Bedroom 2
13'10 x 9'4 (4.22m x 2.84m)
Double glazed sash window to rear aspect, ornamental cast iron fire place, double radiator.

Bedroom 3
11'5 x 10'8 (3.48m x 3.25m)
Sash window to front aspect, double radiator.

Bathroom
10'1 x 8'6 (3.07m x 2.59m)
Sash window to front aspect, white suite comprising tiled panelled bath, pedestal wash hand basin, WC, heated towel rail and radiator, walk in shower cubicle with extractor fan.

Front Garden

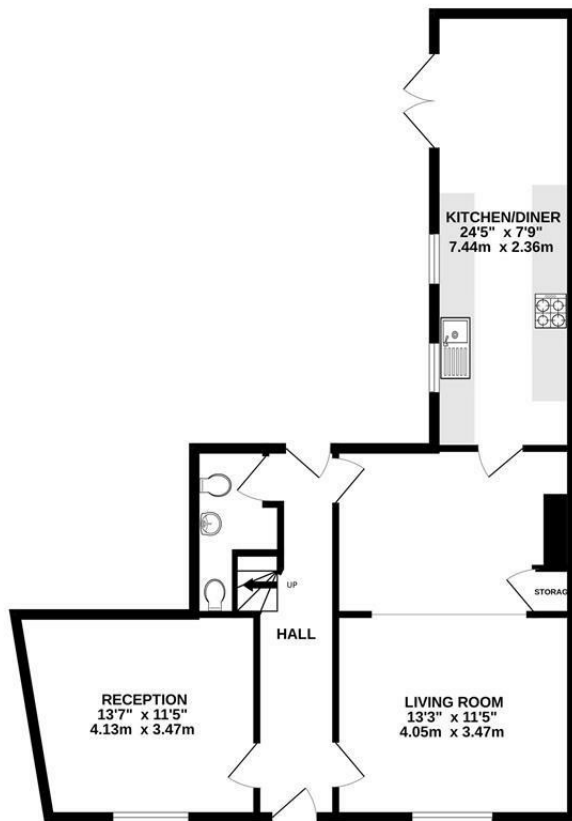
Rear Garden
Enclosed by stone wall, laid to extensive lawn area with well stocked shrub borders, pathway to driveway and parking area, oil tank, outside tap and light, pear tree, children's wooden playhouse, stone built workshop/store room. Shingle driveway providing off street parking for 2/3 cars.



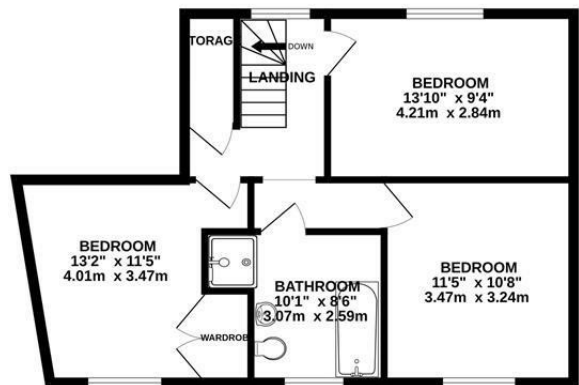
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

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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