



£950,000

1 Upper Belmont Road, Bishopston, Bristol, BS7 9DG

2 The Promenade, Bristol, BS7 8AL

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# 1 Upper Belmont Road Bishopston, Bristol, BS7 9DG

A unique four/five-bedroom Victorian family home situated on the borders of Bishopston and St Andrews. The property is conveniently located just a stone's throw from St Andrews Park and provides easy access to the cafes, bars, and independent shops on Gloucester Road. It is also within a mile of the city centre and close to various sought after schools.

The 2095sq. ft accommodation is arranged over three floors with adaptable living spaces, including a large sitting room and a well-appointed kitchen/diner with direct access to a large west-facing garden.

The property has a pleasant front garden, with trees and shrubs to its borders and a winding tiled path and steps up to the entrance door.

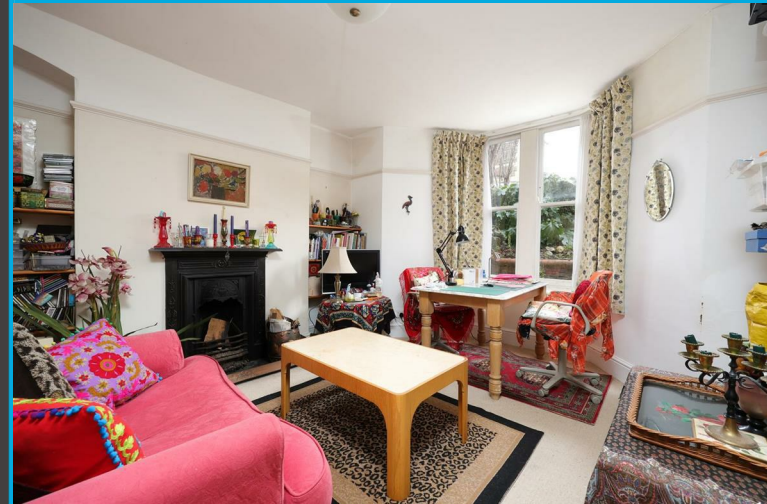
Once in the entrance hall, doors lead to a sitting room, bedroom and WC, and stairs lead to the lower ground floor and first floor.

The flexible living accommodation is currently arranged with a bedroom to the front featuring bay sash windows with stained glass leaded lights over, a cast iron feature fireplace, decorative cornice, picture rail and ceiling rose.

The reception room to the rear is neatly decorated and has sash windows with views over Bishopston and the rear garden, cornice, and a cast iron fireplace.

Down to the lower ground floor is an additional reception room, a kitchen/diner leading to a conservatory/sunroom, a utility, a w.c., and a self-contained studio.

The second reception has bay sash windows to the



front, retaining a period cast iron fireplace.

The kitchen has a range of contemporary units with shelving. An opening leads onto the conservatory/sun room, which has glazed windows overlooking the rear garden below.

The property has been extended, creating a large studio space that could be self-contained and have a private entrance door to the side.

On the first floor are three bedrooms and a family bathroom; all rooms have sash windows, and the two rear bedrooms have far-reaching city views.

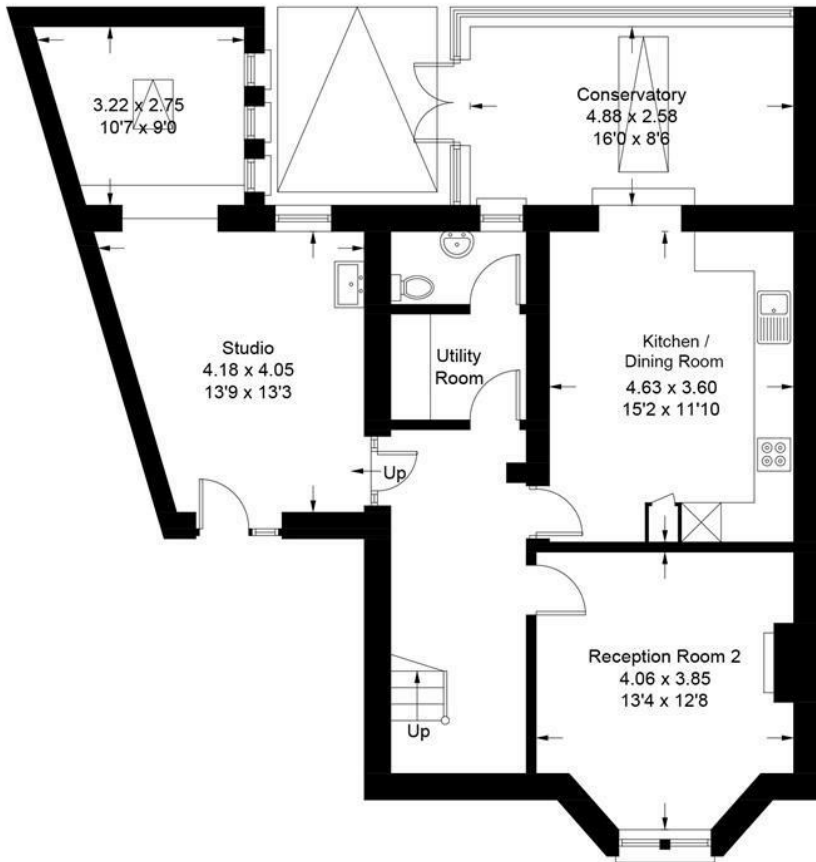
The large, well-established west-facing garden is accessed via the conservatory/sunroom. A raised patio steps down to an additional seating area, pond, and mature lawn. A stepping stone pathway leads to a large block-paved driveway, which opens onto Denmark Place and has room for multiple vehicles.



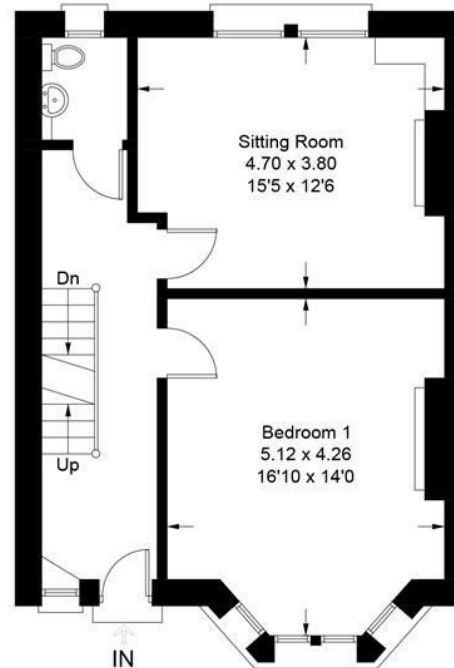


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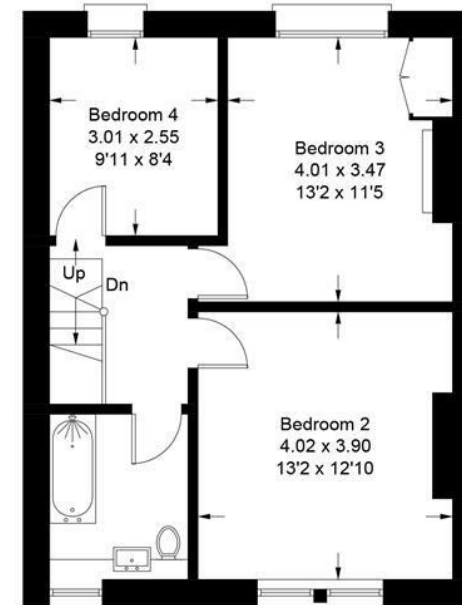
Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft



Lower Ground Floor



Raised Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045698)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		Current	Potential
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		Current	Potential
EU Directive 2002/91/EC			



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