



Asking price £495,000

41 North Road, St. Andrews, Bristol, BS6 5AD

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41 North Road
St. Andrews, Bristol, BS6 5AD

A great opportunity to purchase a unique period property in the heart of St Andrews and just a stone's throw from Gloucester Road. This three storey Victorian property built in the 1870s offers flexible living space whilst retaining many of its original features. Arranged over three floors, you enter the property into a spacious hallway with a light and bright sitting room located at the front of the home complete with newly double glazed windows. The stripped wooden flooring in this room adds to the character of the property along with a slate hearth and corning. To finish this room, alcoves on either side of the chimney breast allow for useful storage. A central staircase divides the living room and second reception room on this floor. The room is currently being used as an office however it could be used as an additional bedroom and benefits from a large storage cupboard.

An additional staircase at the rear of the property leads you downstairs and directly into the large, open plan kitchen/diner. Extending the full length of the property, this space really is the heart of the home and is enhanced by an additional utility space which leads out into the garden. The

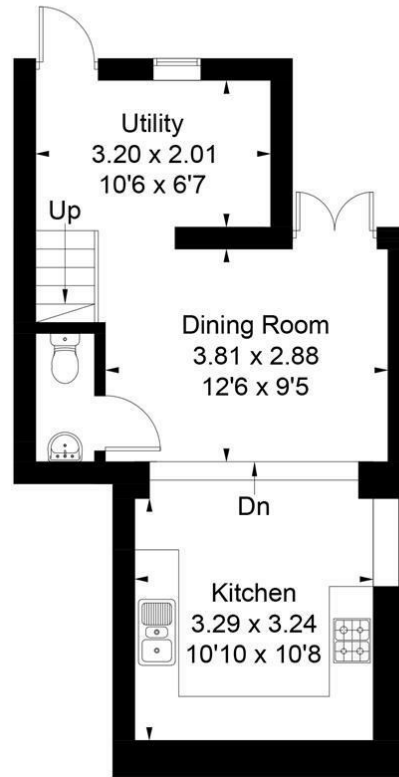



kitchen is situated at the front of the property and has been fitted with contemporary cream wall and base units, tiled splashbacks and under counter lighting. Steps down lead into the living/dining area where there is also a downstairs wc and separate utility space. Patio doors lead out to the west facing garden that has been laid to patio with sleepers used to create raised beds. The two remaining bedrooms are located on the first floor of the property; with both rooms benefiting from their own en-suites. This spacious home has been well looked after and is a short walk from the cafes, bars and independent shops on Gloucester Road.

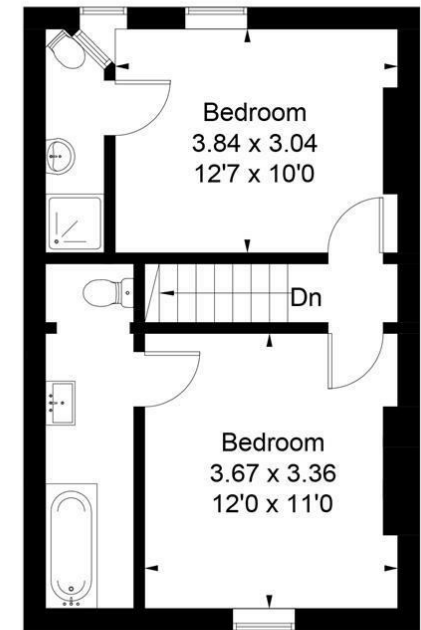
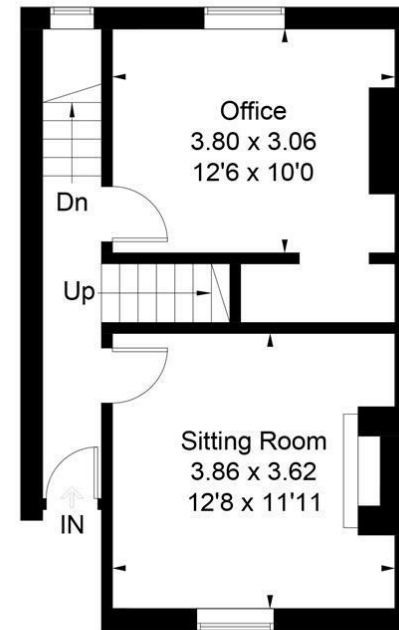




Approximate IPMS2 Floor Area = 109.1 sq m / 1174 sq ft
 Limited Use Area = 0.8 sq m / 9 sq ft
 Total = 109.9 sq m / 1183 sq ft



 = Reduced head height below 1.5m


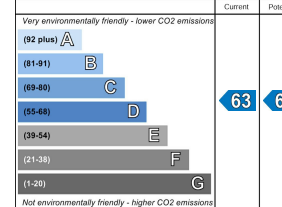
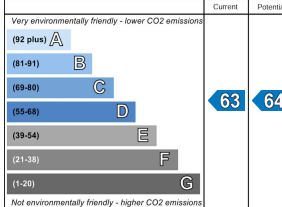
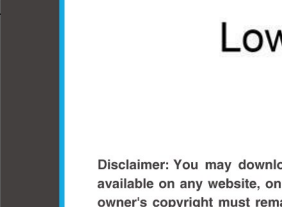


Lower Ground Floor

Ground Floor

First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 233832

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 67	 86	 63	 64
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC

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