



£385,000

20 Langton Road, St Annes, Bristol, BS4 4EP

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## 20 Langton Road St Annes, Bristol, BS4 4EP

Located on a popular road within St Annes is this very well presented mid-terrace Victorian home. This light and bright property has a real sense of space with well-proportioned rooms and high ceilings. Key features include three double bedrooms, a host of retained period features, open plan reception rooms, an extended kitchen/diner and a 95ft mature rear garden. The property further benefits from being offered with no onward chain.

Ground floor accommodation comprises; Main entrance leading into the hallway with large storage/seating area incorporated underneath the staircase. The ground floor accommodation consists of two open plan reception rooms with a stripped wooden floor throughout. The living room complete with double glazed bay window is located at the front of the house and features ceiling cornice, original four-panel timber doors and a feature fireplace with period surround.

An archway leads through to rear of the two reception rooms currently configured as a dining room which benefits from an original built-in dresser, cornice and a double glazed door providing direct access out onto the rear garden. At the rear of the ground floor is a smartly finished kitchen/breakfast room fitted with a range of contemporary white wall and base units with contrasting work-tops and



brushed chrome fittings. An array of integrated appliances, recessed spotlights and a breakfast bar complete the overall look. Beyond the kitchen is modern family bathroom with white three piece suite, stainless steel fittings and a slate grey vinyl floor.

A staircase leads up to the first floor to three double bedrooms. The master bedroom with its striking colour scheme is located at the front of the house and spans the entire width of the property. Features include an original cast-iron fireplace, fitted wardrobes and a stripped wooden floor. Another spacious double sits in the middle of the floor, whilst at the rear is another double bedroom with a green and leafy outlook onto the garden.

Externally, the property possesses the classic Victorian facade whilst the mature rear garden has been presented in three sections consisting of a large paved patio with a 50ft laid lawn beyond. The borders are planted with an array of mature trees, plants and shrubs. The property also benefits from useful rear access via a secure lane.

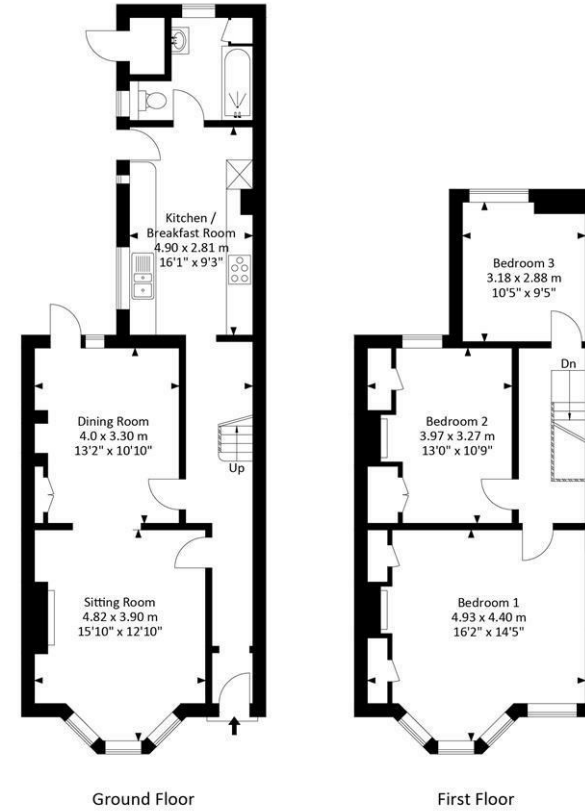
20 Langton Road is a quality property that offers many practical features for modern family living and situated within easy, convenient access to all of the local amenities including Sandy Park Road, Avonmeads Retail Park, and the open green space of Arnos Vale, as well as being within 1 mile of Bristol Temple Meads Train Station and 1.5 miles to the City Centre.





## Langton Road, Brislington, Bristol, BS4 4EP

Approx. Gross Internal Area 1232.25 Sq.Ft - 114.48 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (82 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>78</b>                                      | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |