



£375,000

19 London Road, St. Agnes, Bristol, BS2 9QE

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19 London Road
St. Agnes, Bristol, BS2 9QE

A spacious two-bedroom Victorian home sold with no onward chain.

The property is on a quiet residential road in St Agnes, close to Stokes Croft, St Agnes Park, and the City Centre. It also enjoys easy access to major transport links in and out of the city.

The property briefly comprises an open-plan sitting room/ dining room with a bay window to the front elevation. The kitchen is situated to the rear and fitted with modern wall and base units, an integrated electric oven/gas hob, and an inset stainless steel sink and drainer unit. A door leads to the rear garden.

On the first floor are two double bedrooms and a bathroom, including a principal bedroom that spans the whole property width and features a bay window to the front and fitted wardrobes.

The white bathroom suite comprises a panelled bath, separate shower cubicle, WC, and wash hand basin.

To the rear is a southeast-facing garden, which the current owners have lovingly



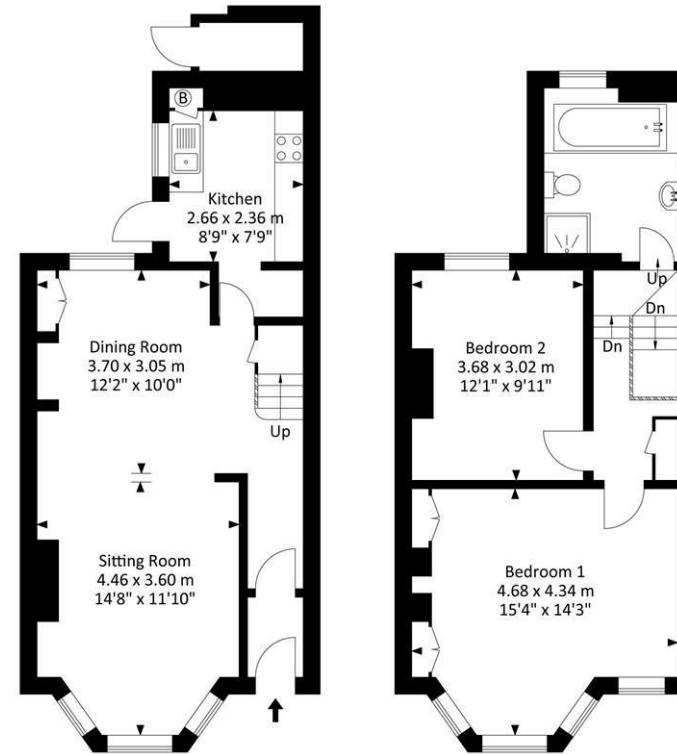
landscaped. The garden is laid to plum slate chippings, leading to a raised deck area and a raised bed to border.





London Road, St Paul's, Bristol, BS2 9QE

Approx. Gross Internal Area 955.29 Sq.Ft - 88.75 Sq.M



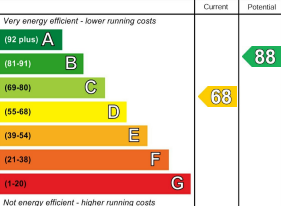
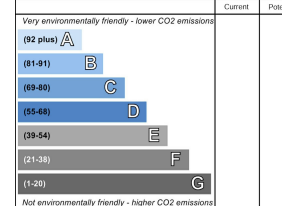
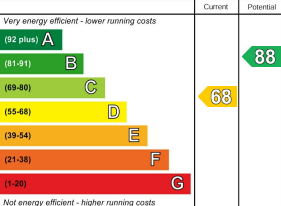
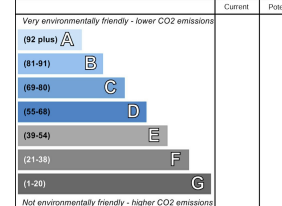

Ground Floor

First Floor

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	 88	 (82 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	 68
England & Wales EU Directive 2002/91/EC 		England & Wales EU Directive 2002/91/EC 