



£750,000

59 Belmont Road, St. Andrews, Bristol, BS6 5AP

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59 Belmont Road
St. Andrews, Bristol, BS6 5AP

This attractive four-bedroom Victorian terraced home is in the heart of St Andrews, close to the independent shops, cafés and restaurants lining the popular Gloucester Road and St Andrews Park.

The accommodation comprises a sitting room with bay sash windows framed by shutter blinds, decorative cornice, picture rail, exposed wooden floorboards and an open cast iron fireplace with marble surround and built-in shelving and cabinetry. The versatile second reception has built-in cabinets to the chimney recesses, a dresser, a period feature fireplace and glazed double doors onto the rear garden. At the rear of the property is a large open-plan kitchen/diner. The kitchen consists of a range of wall and base units with striking decorative tiled splash-backs, solid wood work-top, space for appliances, and recessed spotlights to complete the look. Beyond the kitchen is the dining area with double-glazed French doors leading out onto the rear garden.

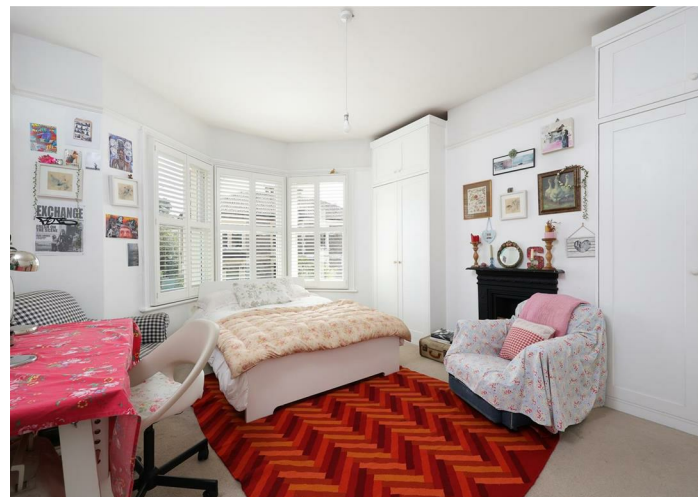
The first floor has three double bedrooms and a family bathroom. The second bedroom at the front features bay windows with shutter blinds, built-in wardrobes and



a period feature fireplace. The third bedroom is in the middle of the house and retains its original fireplace, while bedroom three is at the back and overlooks the garden. Finally completing the accommodation is the family bathroom, which comprises a panelled bath with shower over, w.c, and a vanity unit incorporating a wash hand basin and storage.

The principal bedroom suite extends over the entire second floor. Recently constructed, this floor includes a bedroom with double doors opening onto a Juliet balcony, a dressing room, a storage cupboard, eaves storage, and space and plumbing for an ensuite shower room.

The west-facing rear garden offers a practical, low-maintenance space that feels private and secure. The garden includes a paved entertainment and dining space that leads onto a lawn bordered by various mature plants, trees, and shrubbery.





Belmont Road, Bishopston, Bristol, BS6 5AP

Approximate Gross Internal Area = 153.65 sq m / 1653.87 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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

Energy Efficiency Rating: **73** (Current), **48** (Potential)

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