



£675,000

27 Balmoral Road, St Andrews, Bristol, BS7 9AX

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

27 Balmoral Road St Andrews, Bristol, BS7 9AX

Offered for sale with no onward chain is a three bedroom, 1930s semi-detached property, tucked away on a quiet road within the St Andrews. Key features include two reception rooms, a kitchen, three bedrooms, a family bathroom, a mature rear garden and a separate garage with off-street parking.

Accommodation on the ground floor comprises; a main entrance with an original stained glass door, parquet wood floors and a storage area incorporated underneath the stairs. At the front of the property is a well-proportioned living room complete with a double glazed bay window with their original stained glass top-lights, picture rail, and a gas fireplace. At the rear of the house, the second reception room that looks out onto the garden, with picture rail and gas fireplace. Adjacent is the kitchen is fitted with a range of wall and base units with worktops over, there is space for a range cooker, dishwasher, fridge/freezer and a washing machine. A lean to with stairs lead down to the mature rear garden.

The light and bright feel is continued on the first floor thanks to a window at the top of



the stairs which leads up to the landing, three bedrooms, and family bathroom. The original master bedroom is positioned at the front of the house, with a double glazed window and stained glass top lights providing a pleasant view onto Balmoral Road. To the rear is a the second double bedroom, with a picture rail, built-in wardrobes and adjacent is bedroom three. Completing this floor is a modern family bathroom with a white three-piece suite, tiled splash-backs, and a tile floor with a separate W/C.

Externally the mature rear garden is accessed via the kitchen or the side of the property and is presented in two sections with a paved patio/dining area and lawn section beyond which in turn has been bordered on both sides by planted beds featuring an array of various trees, plants and shrubs. There is also the added benefit of a separate garage with off-street parking.

27 Balmoral Road is an inspiring family home, offering scope for further improvement and extensions. This family home is conveniently located just around the corner from St Andrew's Park and is within easy walking distance to both The Gloucester Road and City Centre.





Balmoral Road, St Andrew's, Bristol, BS7 9AX

Approximate Gross Internal Area = 111.42 sq m / 1199.31 sq ft (Excluding Garage Area)

Garage Area = 17.69 sq m / 190.41 sq ft

Total Area = 129.11 sq m / 1389.72 sq ft

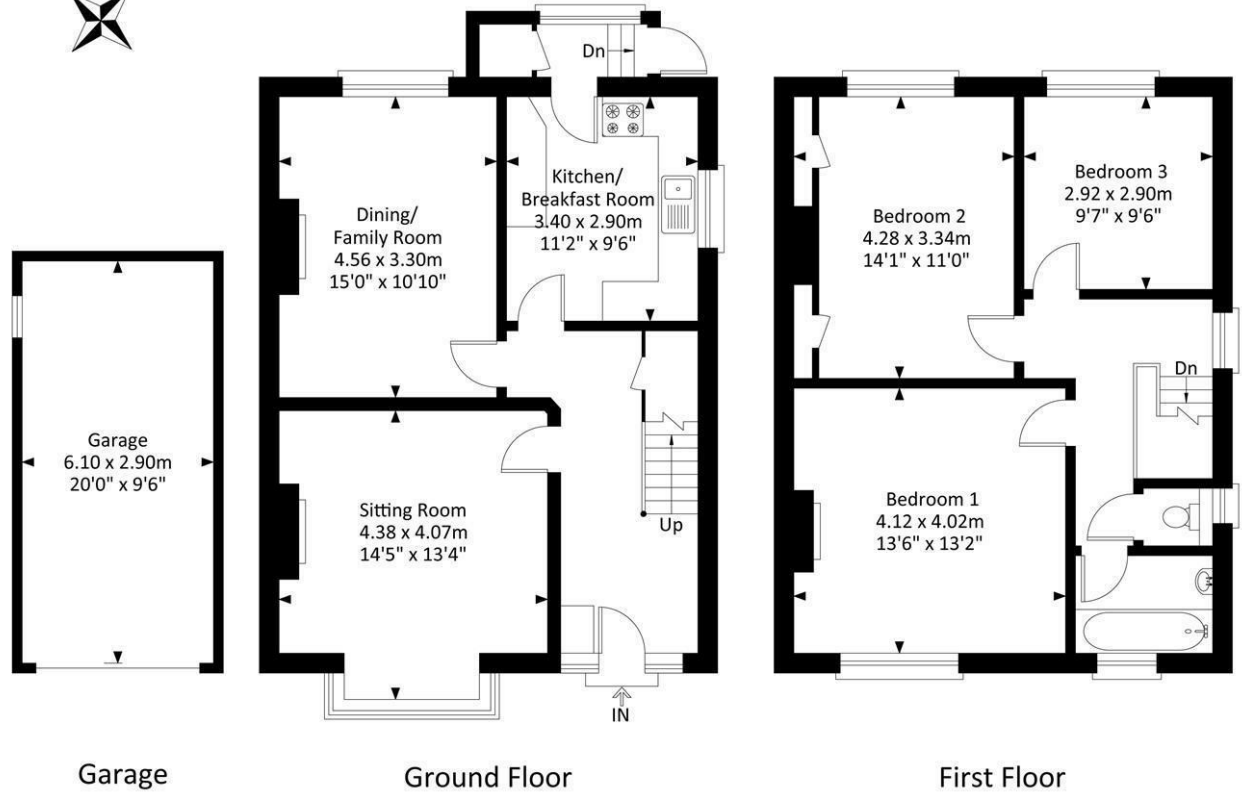


Illustration for identification purposes only, measurements and approximate, not to scale.

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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Energy Efficiency Rating: **82**

Environmental Impact (CO₂) Rating: **55**

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.