



£675,000

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9 Theresa Avenue Bishopston, Bristol, BS7 9ER

A beautifully proportioned, three bedroom family home located in the heart of Bishopston sold with no onward chain.

The late Victorian terrace home, built in 1898, is situated on one of Bishopston's premier roads. It is close to the independent shops, cafés, and restaurants lining the popular Gloucester Road and within close proximity to Fairfield Secondary School and both Brunel Field and Sefton Park Primary Schools.

The property has been well maintained by the current owner. The 1463sq of internal accommodation comprises a sitting room, dining room, breakfast room, and kitchen on the ground floor, as well as three double bedrooms and a bathroom on the first floor. The flexible accommodation can be further extended, similar to neighbouring properties' side return kitchen extensions and loft conversions.

The sitting room retains many period features including bay sash windows, ceiling rose, decorative cornice, picture rail and a cast iron period fireplace with decorative tiled inserts. The room also boasts shelving in each alcove on either



side of the chimney breast. The dining room retains similar features to the sitting room, including a ceiling rose, cornice, picture rail, a cast iron period fireplace and a sash window overlooking the rear garden. At the rear, a breakfast room leads onto the kitchen with fitted units, and a door and windows lead to the rear garden.

On the first floor are three double bedrooms, each with a period fireplace and a family bathroom. The principal bedroom to the front has bay windows and extends the entire width of the property. The adjacent second bedroom is carpeted and neatly decorated, while the third bedroom has laminate flooring. Both rooms have sash windows overlooking the rear.

There is further scope to extend into the loft, subject to the relevant permissions.

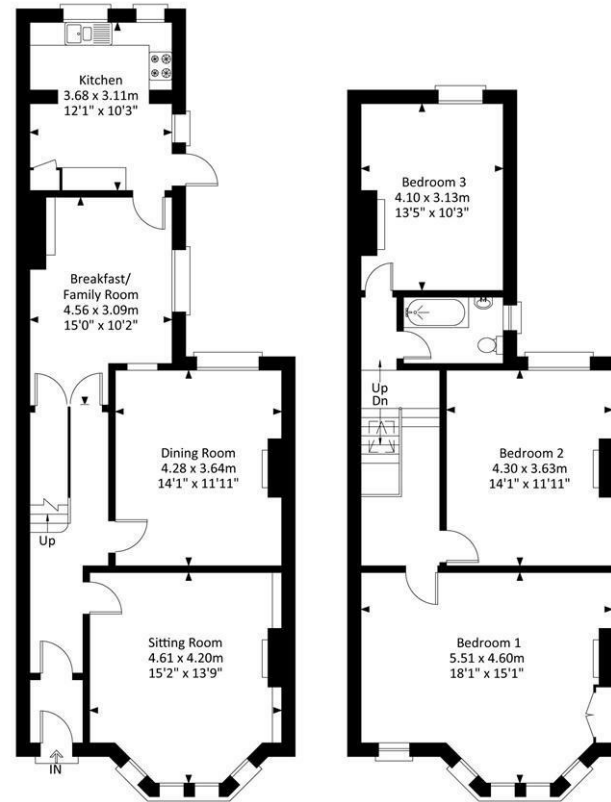
At the rear, the garden enjoys a south-easterly aspect; from the kitchen, a paved seating leads onto an extensive lawn and a pathway bordered by various colourful shrubs leads down to a wooden storage shed at the bottom of the garden.





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Approximate Gross Internal Area = 135.92 sq m / 1463.03 sq ft



Ground Floor

First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78	(82 plus) A	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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

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