



£400,000

44 Sommerville Road, St Andrews, Bristol, BS7 9AB

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## 44 Sommerville Road St Andrews, Bristol, BS7 9AB

A spacious first-floor apartment with its own private south-facing garden close to St Andrew's Park.

The accommodation comprises a sitting room with bay windows, original sashes, cornice, picture rail, and a cast iron feature fireplace with a wooden mantle. At the rear is a kitchen/dining room with a range of fitted units with integrated appliances, solid wood worktops, and a window overlooking the rear garden. This well-proportioned room also has space for a dining table.

The apartment also has two double bedrooms, both with period fireplaces and sash windows. A hallway connects all rooms, including the centrally positioned bathroom, which has two large windows and a white bathroom suite. The loft space provides additional and useful storage.

Externally, the property has private use of a southerly-facing rear garden, which is laid out with a lawn, planted borders, a brick-built store, and a seating area.

The local independent shops, cafes, and restaurants along Gloucester Road and St





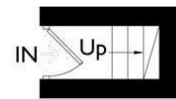
Andrews Park are only a short walk away. Montpelier Station and Ashley Down Station (due to open in 2024) are a 10-minute walk away and offer a direct route into Templemeads or up to Clifton Downs. Nearby bus stops also provide access to arterial bus routes.



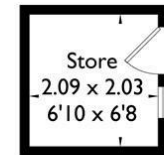
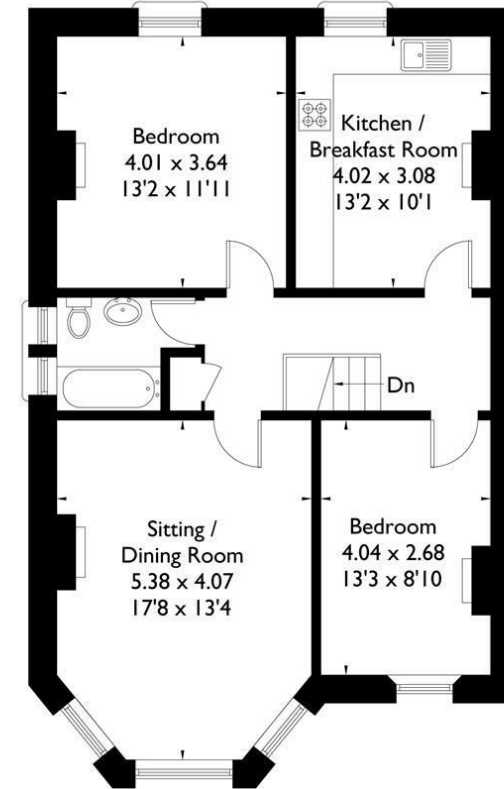


### 44 Sommerville Road, Bristol, BS7 9AB

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft  
 Store = 4.3 sq m / 46 sq ft  
 Total = 79.8 sq m / 859 sq ft



Ground Floor


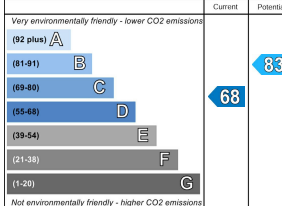


(Not Shown In Actual Location / Orientation)

First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 212607

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	69 → 80		68 → 83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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