



£700,000

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117 Sefton Park Road St Andrews, Bristol, BS7 9AW

A beautifully presented three-bedroom Victorian home with plenty of retained Victorian character on a popular tree-lined street close to St Andrew's Park.

Sold with no onward chain, the spacious accommodation comprises two reception rooms, a large kitchen/diner and under stairs w/c on the ground floor, three bedrooms, and a family bathroom on the first floor. There is further scope to extend into the loft, subject to the relevant permissions.

The classically proportioned sitting room has double-glazed bay sash windows with stained glass leaded lights over, ornate cornice meticulously restored by the current owners, a picture rail, a gas-fired period fireplace and stripped wood floorboards. The dining room shares similar features, including cornice, picture rail, stripped wooden floorboards, alcove storage shelves, and glazed French doors onto the garden.

At the rear, the impressive kitchen/diner has modern units with integrated appliances; including a microwave, dishwasher, fridge-freezer, an inset gas



hob and electric oven. There is a door to the garden and dual-aspect double-glazed sash windows, which allow plenty of natural light into the room at various points during the day.

Stairs rise to three bedrooms and a family bathroom on the first floor. The principal bedroom extends the entire property width at the front and features a period fireplace, bay sash windows and a picture window to the front. Next door, the second double bedroom has a double glazed sash window to the rear. Beyond, the family bathroom has a bathtub with a shower over, a wash hand basin, W/C, and a window to the side aspect. The third bedroom has a double-glazed sash window overlooking the rear garden.

There is scope to convert the loft space subject to the relevant permissions.

The low maintenance rear garden, has a decked seating area with steps down to a paved garden. There are raised sleeper planters to one border with a variety of mature shrubbery. Additionally there is a wooden storage shed.





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 Approximate Gross Internal Area = 122.97 sq m / 1323.63 sq ft

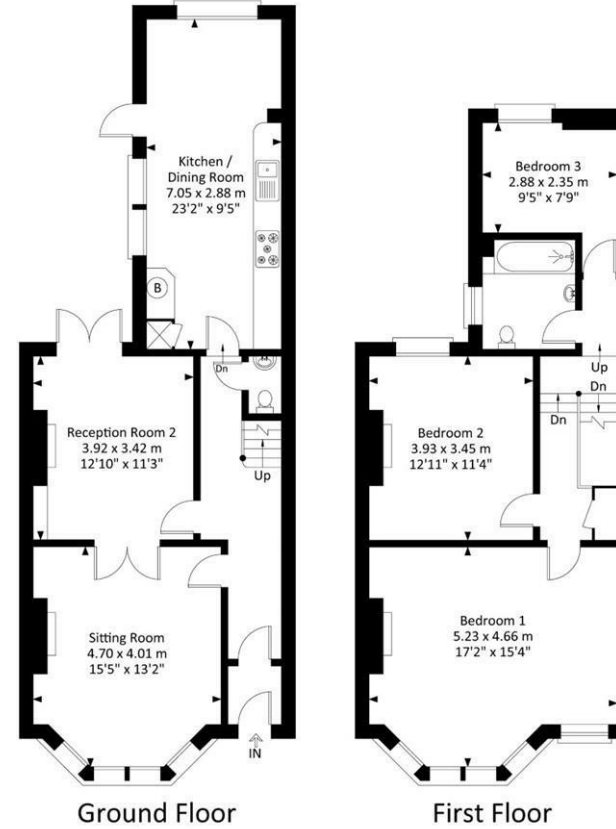


Illustration for identification purposes only, measurements and approximate, not to scale.

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		(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	
79	58		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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