



£1,050,000

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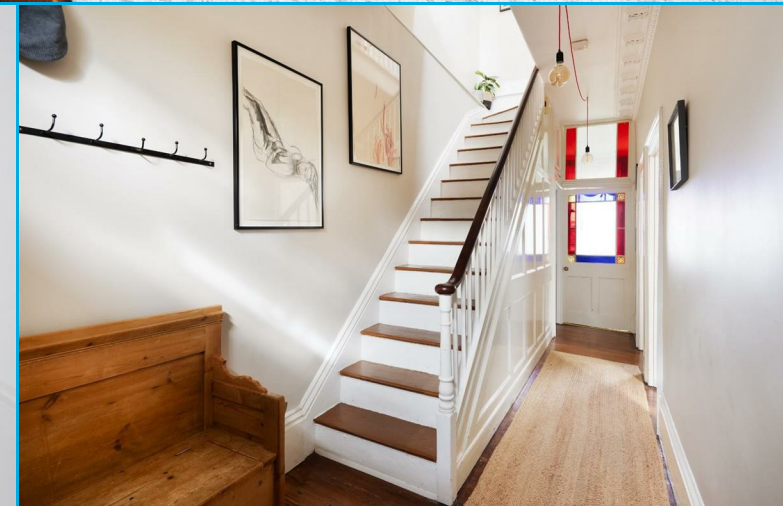
57 Springfield Road Cotham, Bristol, BS6 5SW

A beautifully presented, semi detached home located in a popular Cotham cul-de-sac. This three storey, early Victorian property has an attractive Bath Stone facade and a versatile layout within.

The accommodation on the hall floor starts with a spacious entrance hallway with much of the original period character on display and retained. The two inter-connected reception rooms are light and airy with a high ceiling in both. The elegant front reception room has a sash window with working shutters, a wood panelled surround, ceiling cornice, ceiling rose, an open fireplace and built-in book shelving. A doorway leads invitingly into the rear reception room which has matching Victorian features with the addition of a cast iron log burner perfect for winter nights. A small adjacent room works perfectly as an office or study and has a pretty door with decorative glass set within.

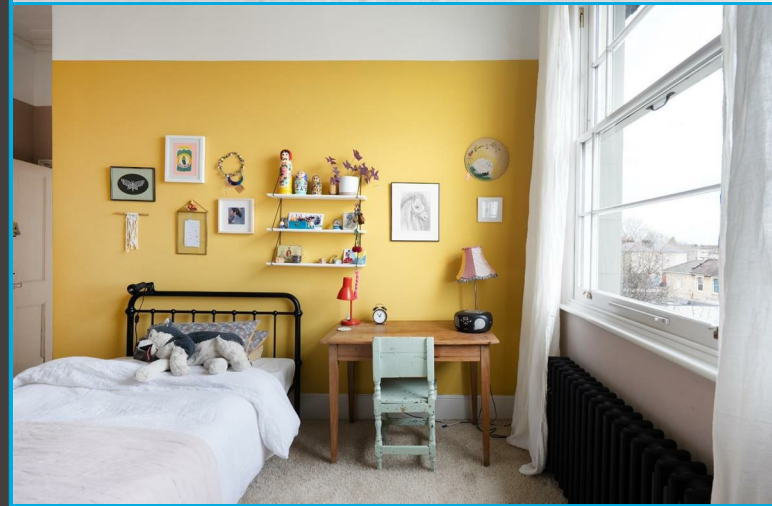
Stairs lead down to the lower floor kitchen and dining room. The recently renovated kitchen/dining room features a stripped wood floor, with a sash window and door leading out to the garden. A doorway at the other side of the room leads to an additional family room, which could also be used as a spare bedroom, with slate floors and glazed doors which open out to a small, secluded front courtyard. Beyond the two principle rooms is a useful utility room, w/c and a workshop/store room accessed from the courtyard.

On the top floor are three double bedrooms and a family bathroom. The master bedroom at the front has a built-in wardrobe and en-suite shower room. The two rear rooms have roof top views across Cotham and beyond. All rooms have classy cast iron radiators and a large sash window. The bright bathroom is fitted with a crisp, contemporary white suite which includes a shower cubical, roll top bath and concealed cistern w/c.



Externally the property benefits from side access and a neatly landscaped garden with a patio seating area and lawn. The central location is in easy reach of all the cafes, restaurants and bars of Stokes Croft, Picton Street and Gloucester Road. Beyond, the City centre along with the areas of Clifton, Cotham and St Michaels Hill are less than 1 mile away.

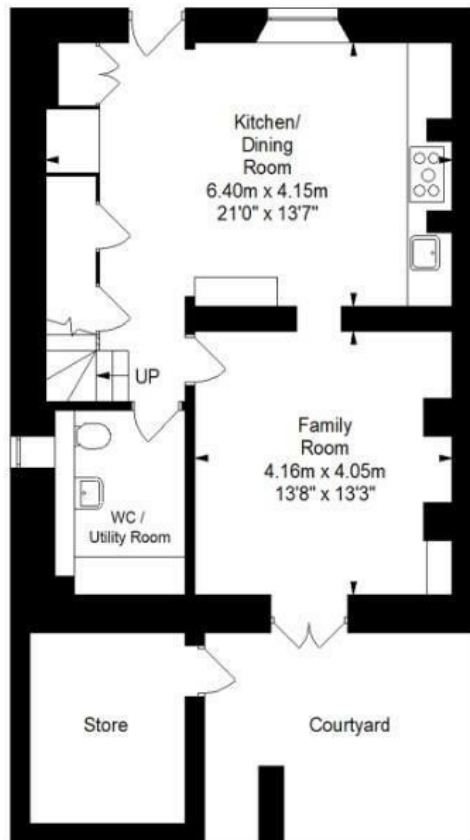




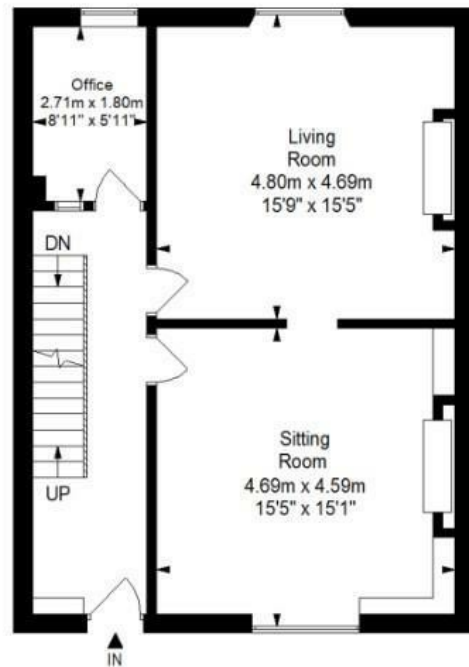
Springfield Road, Cotham, Bristol, BS6 5SW



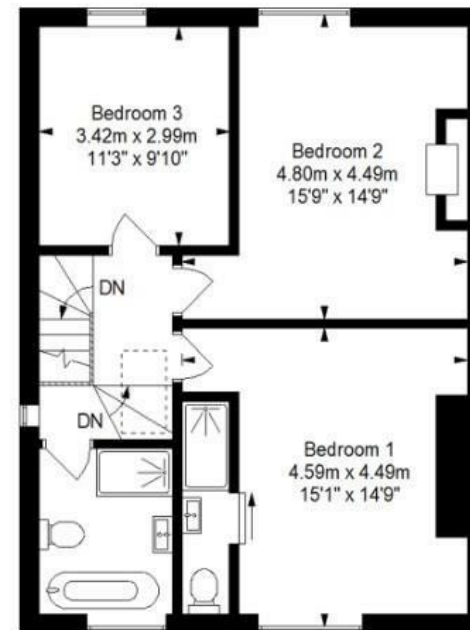
Approximate Gross Internal Area = 179.4 sq m/ 1931.1 sq ft



Lower Ground Floor



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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