



£485,000

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## 39 Boston Road Horfield, Bristol, BS7 0HA

A light and spacious three bedroom Victorian home located on a quiet family road in Horfield. This stylish property has lots to offer and has been tastefully finished throughout. Key features include a host of retained period features, open plan reception rooms, a contemporary kitchen and a landscaped rear garden.

The ground floor accommodation consists of two light and bright open plan reception rooms with a stripped wood floor throughout. The living room is at the front of the property and features a double glazed bay window, cornice and a cast-iron wood burning stove with floating oak mantle.

An archway leads into the rear reception which is currently used as a dining room and looks out onto the rear garden via a double glazed patio door. There is also the useful addition of built-in storage located underneath the staircase. At the rear of the ground floor is a smartly finished kitchen/breakfast room fitted with a range of contemporary units with solid wood worktops and open oak shelving. An array of integrated appliances and recessed spotlights complete the overall look. A set of patio doors provide direct access out onto the rear garden.

A staircase leads up to the first floor to two





double bedrooms and a family bathroom. Bedroom two is located at the front of the house and spans the full width of the property. Features include fitted wardrobes, cornice and a bay window providing a pleasant and open outlook onto Boston Road. The second bedroom is also a spacious double and is currently used as a child's bedroom. Completing the accommodation is a well-proportioned family bathroom with a modern white suite with free-standing bath tub, a separate walk-in shower, wall mounted vanity unit and a tiled floor and splash-back.

On the top floor is a recently converted master bedroom complete with a striking free-standing copper roll-top bath tub and en-suite. The room has been tastefully decorated and benefits from plenty of natural light via two velux windows and a large double glazed dormer window.

Externally, the front of the property possesses the classic rubble stone facade with Bath stone accents, whilst the landscaped rear garden has been well-presented and consists of a paved patio/seating area that steps up to an artificial lawn which is bordered on both sides by raised planted beds.

39 Boston Road is a lovely family home that offers many practical features and is within easy, convenient access to all of the local amenities which include Horfield Leisure Centre, transport routes, and a range of shops, cafes, and bars on Gloucester Road.





## Boston Road, Horfield, Bristol, BS7 0HA

Approximate Gross Internal Area = 117.54 sq m / 1265.19 sq ft  
(Excluding Eaves Storage)

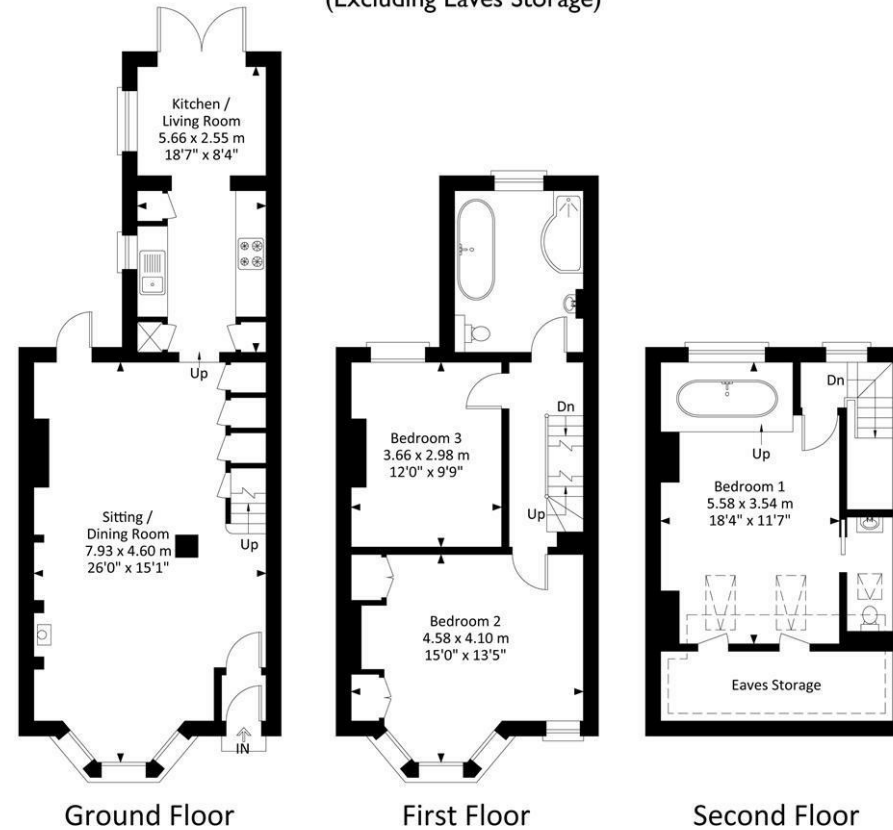


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	