



£850,000

131 North Road, St. Andrews, Bristol, BS6 5AH

2 The Promenade, Bristol, BS7 8AL

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131 North Road St. Andrews, Bristol, BS6 5AH

An extended four-bedroom Victorian end-of-terrace home with an 83ft west-facing garden and off-street parking. The property is conveniently located just a stone's throw from St Andrews Park and provides easy access to the cafes, bars, and independent shops on Gloucester Road. It is also within a mile of the city centre and close to various sought-after schools.

The 1864sq. ft accommodation is arranged over three floors, including a large sitting room and extended kitchen/diner/family room with direct access to the west-facing rear garden. The property has a classic rubble stone facade with painted Bath stone accents, off street parking for one vehicle and gated side access leading directly to the rear.

Once in the entrance hall, doors lead to a sitting room, kitchen/diner, and a W.C tucked under the stairs. The sitting room has bay sash windows to the front, decorative cornice and an open fireplace with a wooden mantle surround. At the rear, the property has been extended to create an impressive 5.9m x 7.8m kitchen/diner/family room, which is the perfect social hub with glazed sliding doors leading seamlessly onto the rear garden. The kitchen has a range of modern wall and base units with an integrated oven and hob and space for freestanding appliances. The extended family room has a contemporary wood-burning stove with an exposed flue. The room feels light and bright, attributed to a large skylight and a window and glazed doors overlooking the garden.

On the first floor, there are three bedrooms and a family bathroom. The principal bedroom at the front of the house has twin sash windows that provide plenty of natural light and fitted wardrobes on either side of the chimney breast. Bedrooms two and three across

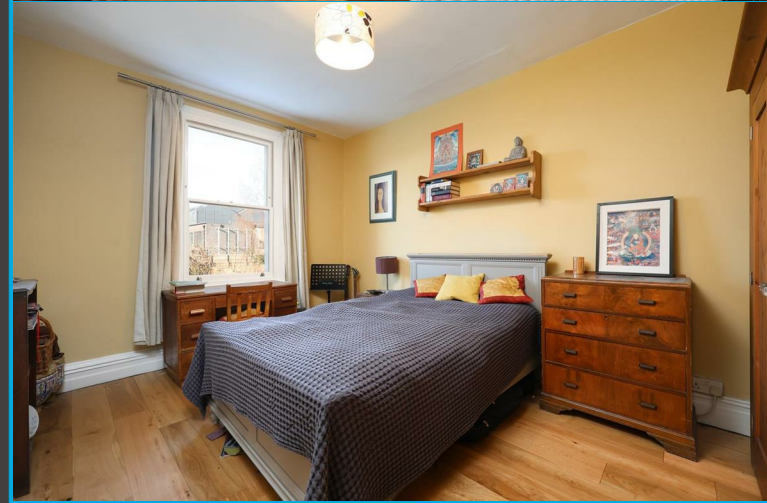


the hall have sash windows overlooking the rear. The family bathroom has a suite comprising a bath with shower over and a vanity unit incorporating a wash hand basin, w.c. and storage cupboards.

The fourth bedroom/study extends across the entire second floor; the room is sectioned into a bedroom area at the front and a study at the rear. There is also access to ample eaves storage.

Externally, the large, well-established rear garden enjoys a sunny westerly aspect. Extending over 83 feet in length, the gardens on this section of North Road tend to be the largest in St Andrews. The well-cared-for garden is presented in three sections: a raised deck stepping down to the lawn and an area of hard standing at the bottom of the garden. Deep-lying beds to the border are home to various mature plants, trees, and shrubs, which offer a screen of privacy from the neighbouring properties. A side gate allows access directly to the rear from the front of the property.



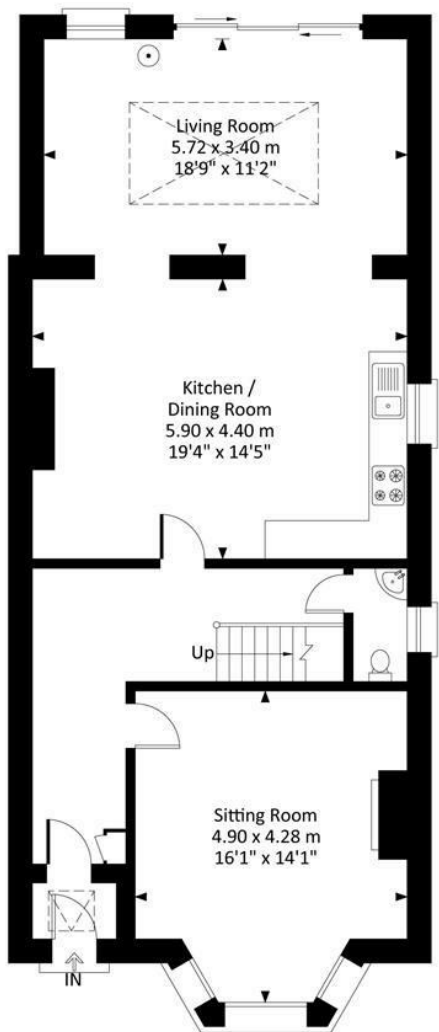


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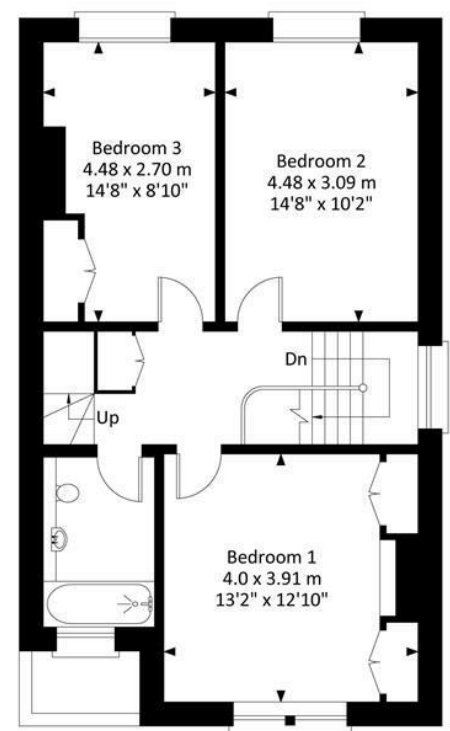
Approximate Gross Internal Area = 173.19 sq m / 1864.20 sq ft
(Excluding Eaves Storage)



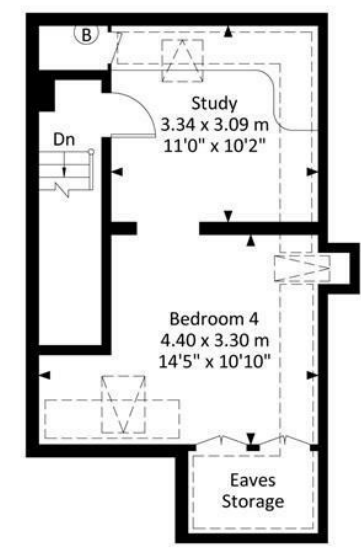
 = Restricted Head Height



Ground Floor



First Floor



Second Floor

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

Energy Efficiency Rating		
	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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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