

elephant 



£850,000

109 Belmont Road, St. Andrews, Bristol, BS6 5AR

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## 109 Belmont Road St. Andrews, Bristol, BS6 5AR

Located on a popular road just a stones throw from St Andrews Park is this distinctive and well-maintained four bedroom semi-detached Victorian home. This substantial property has generous proportions throughout and offers over 1600 sq ft of living space. The property further benefits from having a complete onward chain.

Accommodation on the ground floor comprises a main vestibule entrance and porch with original Victorian stained glass window, which leads into a spacious hallway with a stripped wood floor and useful storage cupboard located under the staircase. At the front of the house is the living room and lead reception featuring a large bay window with their original timber sashes, ceiling rose, cornice, picture rail and a cast-iron fireplace complete with marble surround. Next door is a light and bright kitchen/diner with doors leading out onto a raised decked terrace that takes full advantage of the sunny south westerly facing aspect. The kitchen has been fitted with a range of shaker style wall and base units with contrasting worktops, tiled splash-backs and stainless steel fittings. This room benefits from an array of period character including a stripped wood floor, cornice, picture rail and another period fireplace. Adjacent is a second reception room that leads directly onto a separate utility and downstairs bathroom.

A staircase leads up to the first floor to three bedrooms and a family bathroom. The well-proportioned principle bedroom is located at the front of the house and benefits from a bay window that allows for plenty of natural light, and provides a green and leafy outlook onto Belmont Road. Further features include an original fireplace with tiled hearth, cornice and picture rail. At the rear of the house, bedroom two offers unrivalled roof-top views across



towards Bishopston and Redland, whilst bedroom three shares the same outlook and is currently used as a guest bedroom.

Finally, completing the floor is a modern family bathroom, tiled with a white three piece suite and a vinyl floor. The staircase continues up to the top floor to bedroom four which offers panoramic views via a double glazed dormer window. There is also ample storage available in the loft space.

Externally, the front of the property possesses the classic Victorian facade with a neatly kept box hedge and a low rubble stone wall, whilst the south west facing rear garden is a real delight and is presented in two sections consisting of a raised deck terrace that steps down to a laid lawn beyond. An array of mature trees and shrubs line the perimeter, and the property further benefits from side access and an undercroft that offers plenty of useful extra storage.

109 Belmont Road is an exceptional property and the perfect family home. It offers convenient access to the cafes, bars and local amenities that Gloucester Road has to offer and is also within one mile of the City Centre. The property falls within catchment to the highly regarded Bishop Road Primary School as well as Cotham and Montpelier High secondary schools.



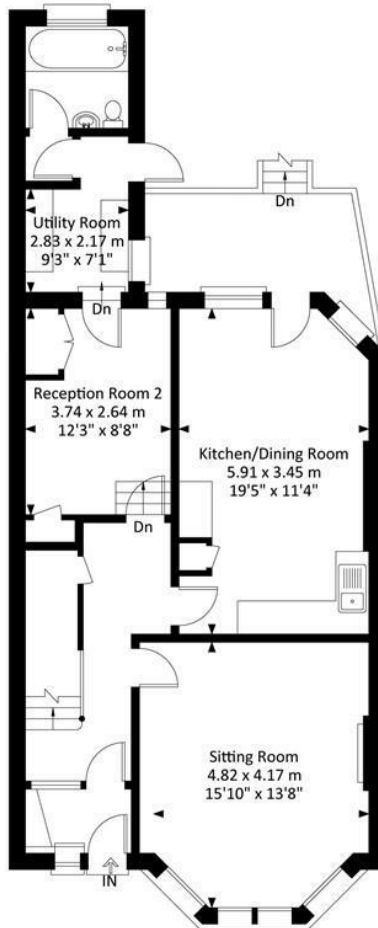


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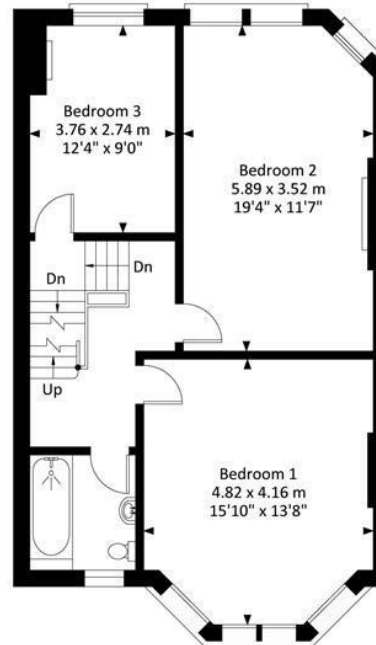
Approximate Gross Internal Area = 148.83 sq m / 1601.99 sq ft

Undercroft Area = 20.27 sq m / 218.18 sq ft

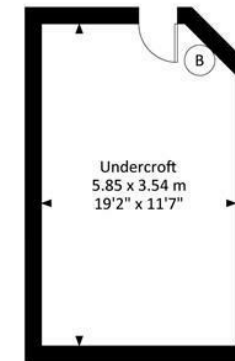
Total Area = 169.10 sq m / 1820.17 sq ft



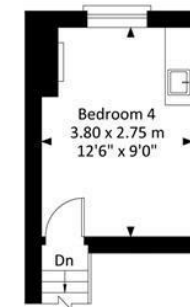
Ground Floor



First Floor



Undercroft



Mezzanine

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

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



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