



## 9 Mowbray Road, Bristol, BS14 9HF

**£525,000**

We are thrilled to present this immaculate semi-detached property for sale. This period property, spread over three floors, has been considerably extended and finished to a high standard, showcasing much character and charm.

Boasting four well-appointed bedrooms and two bathrooms and a downstairs W.C, the property provides ample space for a family or professionals seeking a balance of comfort and sophistication. The property features two generous reception rooms, perfect for entertaining guests or enjoying quiet family times. The addition of a conservatory further enhances the living space, providing a haven of tranquility and relaxation.

The heart of this home is undoubtedly the well-equipped kitchen, a single space where convenience meets style, perfect for any budding chef or for hosting dinner parties.

## Hallway



## Kitchen

18'0" x 7'4" (5.51 x 2.24)



## Conservatory

11'11" x 10'10" (3.64 x 3.32)

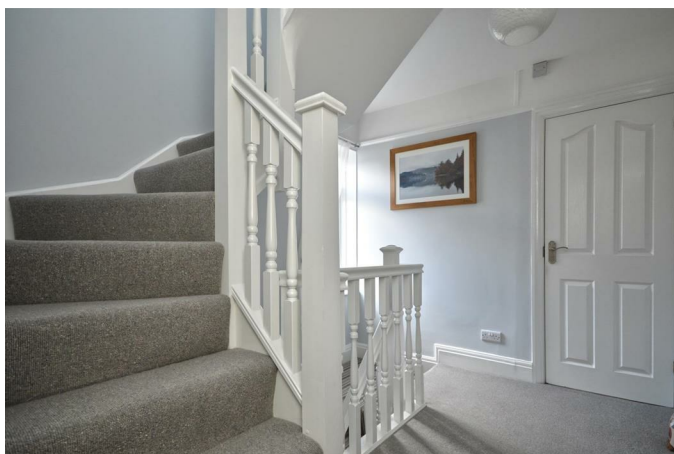


## Sitting Room

14'4" x 13'8" (4.39 x 4.18)



## First Floor Landing



## Dining Room

12'0" x 12'0" (3.68 x 3.66)



## Downstairs W.C

### Bedroom Two

14'6" x 12'0" (4.44 x 3.67)



### Bathroom

7'9" x 5'5" (2.38 x 1.67)



### Bedroom Three

12'0" x 12'0" (3.67 x 3.66)



### Second Floor Landing

#### Master Bedroom

20'0" x 14'8" (6.11 x 4.48)



### Bedroom Four

9'1" x 7'11" (2.79 x 2.42)



### Shower Room

8'11" x 7'9" (2.73 x 2.38)



### Outside

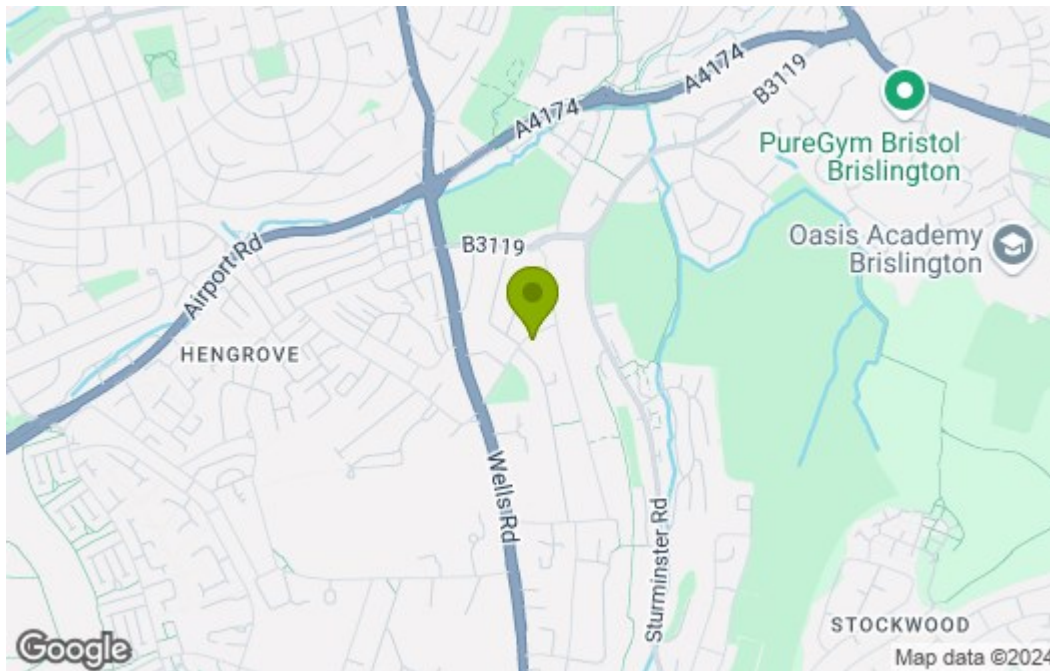


# Floor Plan

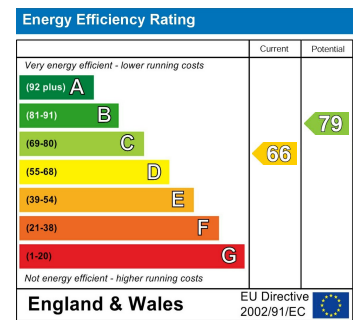


Total area: approx. 156.4 sq. metres (1683.5 sq. feet)

# Area Map



# Energy Efficiency Graph



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