



22 Rugby Road, Bristol, BS4 3NG

£415,000

This beautifully presented, terraced property is ideally situated, right in the heart of the Brislington community. Boasting two generous reception rooms, the first reception room benefits from large windows and a wood burner, giving that all important character and charm, while the second reception room offers a lovely garden view and direct access to the outdoor space, making it ideal for entertaining guests or relaxing with family. The kitchen is modern and well appointed and leads on to the large bathroom, which has been beautifully refurbished by the current owners, providing a luxurious feel with a free standing bath and separate walk in shower enclosure. Upstairs, the property comprises three good sized bedrooms, including a large, light, master bedroom, offering plenty of space for families or home workers, plus a separate w.c.

Outside, the rear garden is established and well planted with useful rear access and a lovely feeling of privacy.

Situated in an area with excellent public transport links, superb local amenities, and a strong community spirit, this property is ideal for those looking for a stylish and welcoming home in a great location.

Entrance Vestibule

Hallway

Sitting Room

11'8 x 10'10 (3.56m x 3.30m)



Dining Room

14'2 x 12'5 (4.32m x 3.78m)



Kitchen

10'3 x 9' (3.12m x 2.74m)



Bathroom

10'2 x 8'2 (3.10m x 2.49m)



Landing

Master Bedroom

14'3 x 11'9 (4.34m x 3.58m)



Bedroom Two

12'6 x 9'1 (3.81m x 2.77m)



Bedroom Three

9' x 6'7 (2.74m x 2.01m)



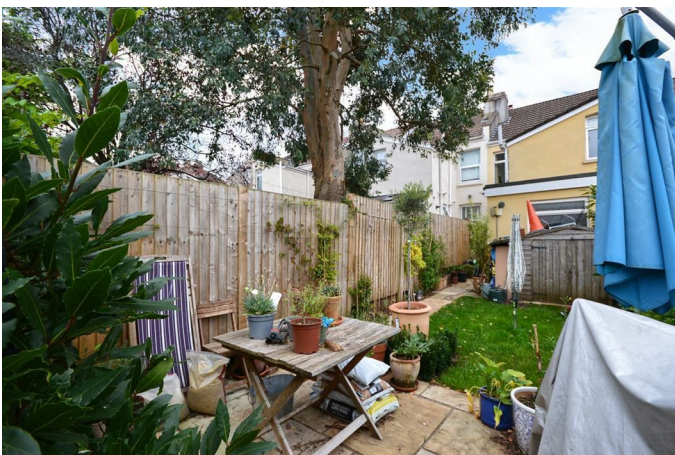
W.C



Rear Garden



Rear Elevation



General

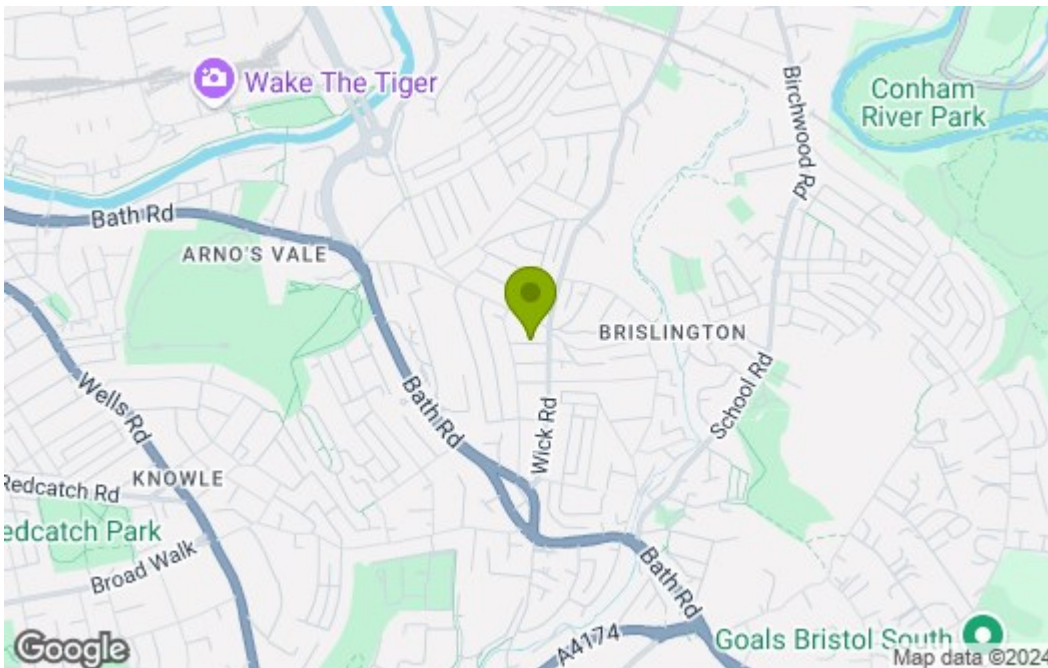
The land is subject to a perpetual yearly rentcharge of £2.15

Floor Plan

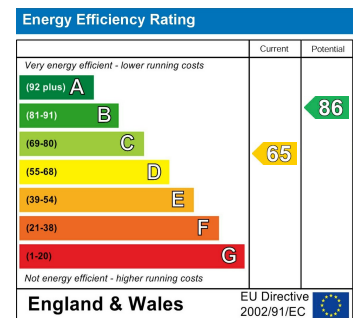


Total area: approx. 90.5 sq. metres (974.0 sq. feet)

Area Map



Energy Efficiency Graph



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