



34 Churchill Road, Bristol, BS4 3RW

£435,000

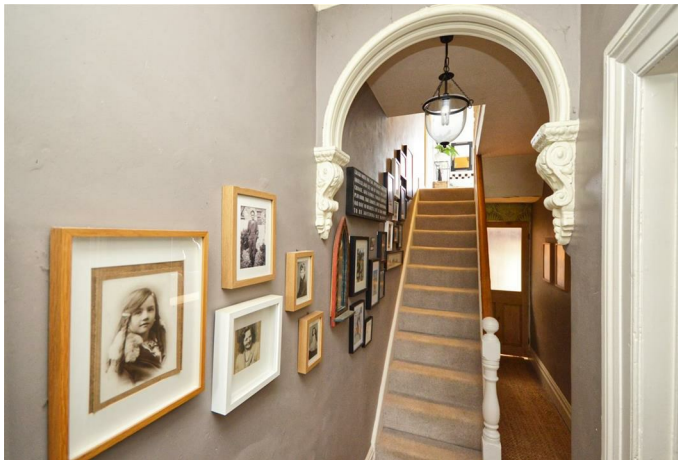
This fabulous terraced house, which has been a cherished home for the current owners for many years, is in great location and offers a wonderful opportunity for families and couples alike. The property boasts two large double bedrooms plus a large family bathroom. In addition, and a real unique feature, is the additional ground floor shower room and third reception to the rear of the house, making a potential perfect space for guests, a teenager or just a lovely home working environment.

The house provides a special charm with its high ceilings that create a sense of spaciousness and all important period character. Complementing this is the inclusion of two separate receptions and a well fitted kitchen, ideal spaces for entertaining guests or spending quality family time together. The property also boasts a beautifully established rear garden and private parking, a feature that is often desired but not always available with city living.

The location is another significant advantage of this property. It is surrounded by public transport links and local amenities including the independent shops and cafes on Sandy Park Rd. Green spaces, including Amos Park and Amos Vale and cycling routes are also in close proximity. Adding to the overall appeal. An early viewing is strongly recommended.

Entrance Vestibule

Hallway



Sitting Room

15'8 x 12'9 (4.78m x 3.89m)



Dining Room

13' x 10'10 (3.96m x 3.30m)



Kitchen

10'6 x 8'4 (3.20m x 2.54m)



Shower Room



Study/Bedroom Three

10'5 x 8'2 (3.18m x 2.49m)



Landing

Master Bedroom

16'2" x 16'1" (4.93m x 4.88m)



Bedroom Two

13' x 10'11" (3.96m x 3.33m)



Bathroom

9'9" x 8'5" (2.97m x 2.57m)



Rear Garden



Rear Elevation



Parking

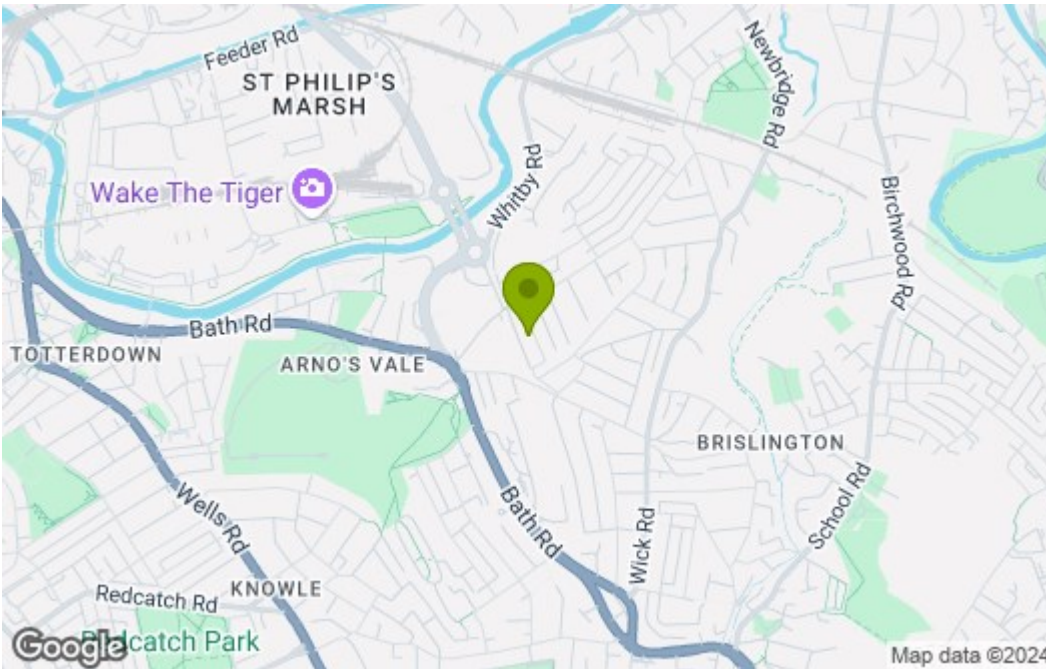


Floor Plan

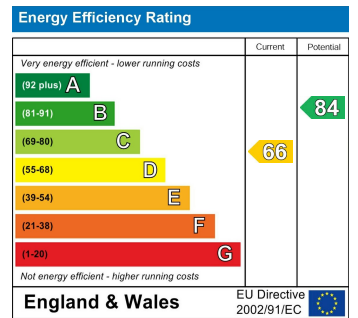


Total area: approx. 111.1 sq. metres (1195.8 sq. feet)

Area Map



Energy Efficiency Graph



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