



## 94 Repton Road, Bristol, BS4 3LX

### Offers Over £450,000

This simply stunning terraced property offers a fantastic opportunity for families and professionals alike. With its convenient location, public transport links, popular nearby schools, and fabulous local independent shops and cafes, you'll have everything you need right on your doorstep.

Inside, you'll find a spacious sitting/dining room, perfect for entertaining guests or relaxing with the family. The kitchen is a true highlight of this home, featuring stylish wood countertops and a dining space for enjoying meals together. Recently refurbished, this space offers both practicality and aesthetics. The property boasts three bedrooms, all of which are double-sized. The master bedroom benefits from an en-suite bathroom whilst the other two bedrooms offer versatile spaces that can be used as additional bedrooms, home offices, or playrooms.

Externally, the property presents a well-maintained and beautifully planted garden, providing a lovely outdoor space for relaxation. An early viewing is strongly recommended.



## Entrance Vestibule

## Hallway

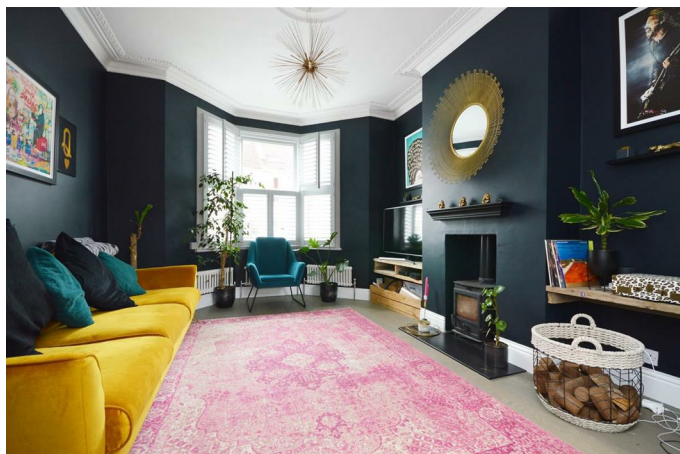


## Sitting/Dining Room



## Sitting Room

15' x 13'4 (4.57m x 4.06m)



## Dining Room

11'5 x 9'6 (3.48m x 2.90m)



## Kitchen/Breakfast Room

20' x 8'11 (6.10m x 2.72m)



## Breakfast Area



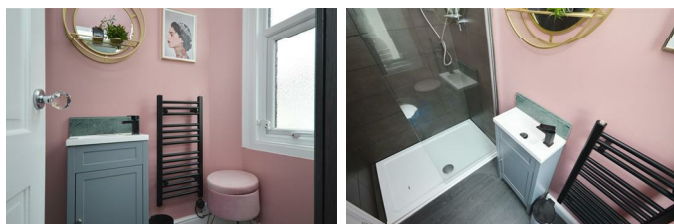
## Landing

## Master Bedroom

15'8 max x 14'9 max (4.78m max x 4.50m max)

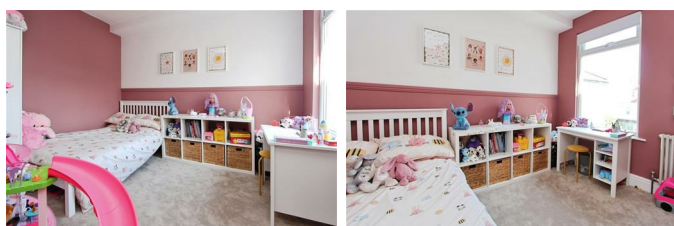


### Ensuite Shower Room



### Bedroom Two

11'4 x 9'8 (3.45m x 2.95m)



### Bedroom Three

11'1 x 8'11 (3.38m x 2.72m)

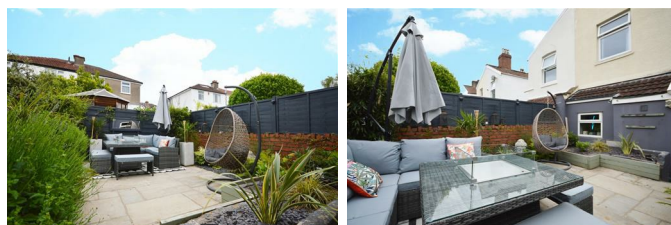


### Bathroom

8'4 max x 5'10 (2.54m max x 1.78m)



### Rear Garden



### Rear Elevation



### Rent Charge

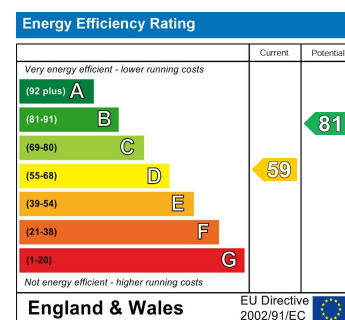
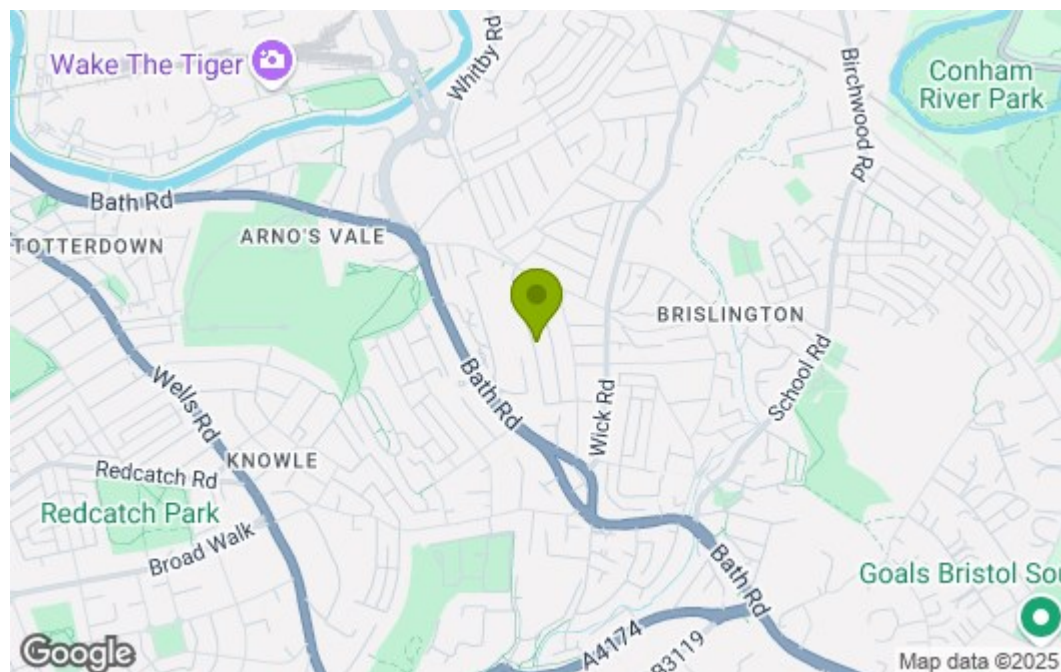
The property is subject to a £3 pa ground rent charge. However this has not been claimed during the current occupiers ownership.



## Floor Plan



## Area Map



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