



27 Upper Street, Bristol, BS4 3BU

Price Guide £425,000

This beautifully presented Victorian terraced home is only a short walk away from both Arnos Vale Cemetery, the highly regarded Hillcrest Primary School as well as the varied independent amenities of the Wells Road. The property is also well placed for commuters with Temple Meads Station within a 20 minute walk or 8 minute cycle away, whilst the city's scenic harbourside and city centre are also within walking distance.

Spacious and well presented, the accommodation comprises a welcoming entrance vestibule, hallway, a characterful bay fronted sitting room with a wood burner, an open plan dining room with plenty of good storage, a feature fireplace, and exposed floorboards. The dining area leads straight through to the modern fitted kitchen, making a great space for entertaining, and has a useful utility room off. Upstairs, there are two double bedrooms and a generous sized bathroom. Outside, there's a low maintenance enclosed rear garden with an artificial lawn and planted beds and benefits from useful rear access.

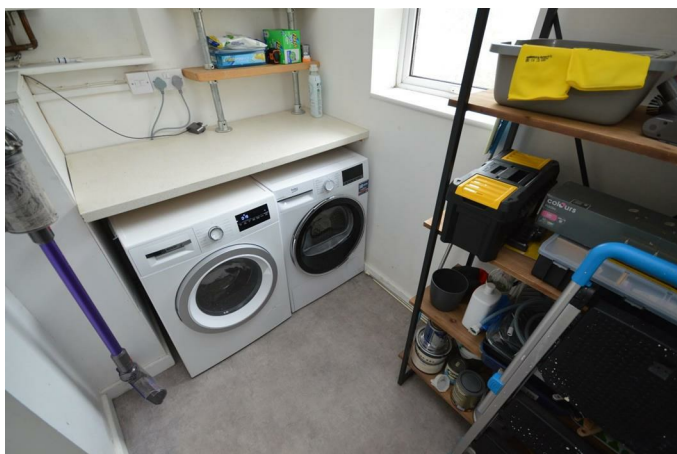
Well located and in lovely condition, interest will inevitably be high so an early appointment to view is enthusiastically encouraged.

Entrance Vestibule



Utility

7'4 x 5'3 (2.24m x 1.60m)



Hallway

Sitting Room

11'4 x 11'3 (3.45m x 3.43m)



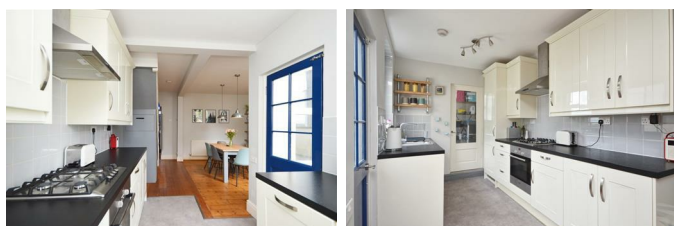
Dining Room

14'7 x 13'3 (4.45m x 4.04m)

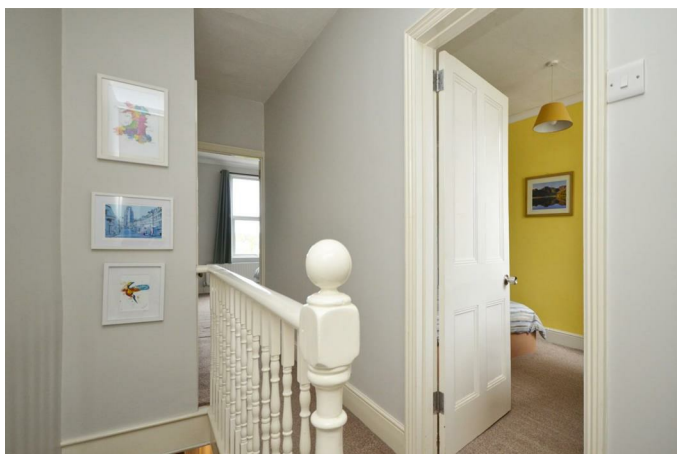


Kitchen

9'7 x 7'4 (2.92m x 2.24m)

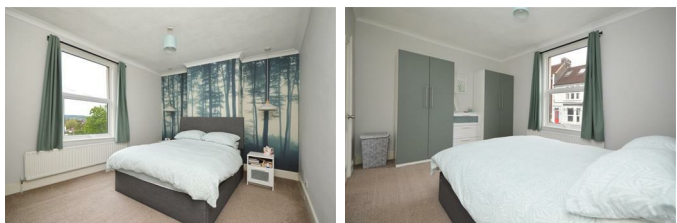


Landing



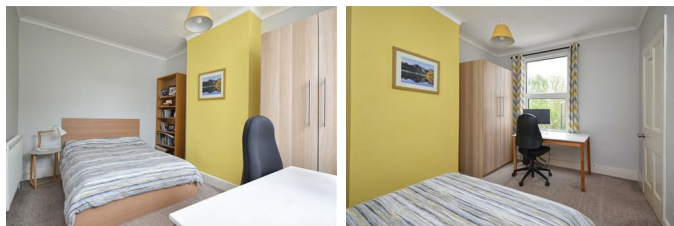
Master Bedroom

14'8 x 11'1 (4.47m x 3.38m)



Bedroom Two

13'4 x 9'5 (4.06m x 2.87m)



Bathroom

9'4 x 7'4 (2.84m x 2.24m)



Rear Garden



Rear Elevation



General

The land in this title is subject to a perpetual yearly rentcharge of £2.10s.0d created by a Conveyance dated 3 August 1950. This has been unclaimed during the sellers ownership

Floor Plan

