



MAGGS  
& ALLEN

7 MYRTLE ROAD  
KINGSDOWN, BRISTOL, BS2 8BL  
Asking Price £595,000



A three double bedroom, Victorian terraced home retaining a range of original features, located on a pleasant road off St. Michael's Hill.

## Ground Floor

Entering via what is believed to be an original front door, you will find a useful vestibule opening into the entrance hall, with stairs rising to first floor, access to the downstairs WC and further access to the ground floor accommodation. The front reception room enjoys a sunny, south-easterly facing aspect with a large bay window taking full advantage of the natural light available. The space also benefits from an array of period features including a feature fireplace, cornicing and and ceiling rose.

The rear reception room is currently being utilised as a dining room, and benefits from a feature fireplace, original picture rails, fitted storage and a window overlooking the rear garden. At the back of the house is a spacious, galley kitchen comprising a range of wall and base-mounted units which encompass an integrated electric oven, gas hob with extractor and sink with drainer. A door towards the end of the kitchen provides access to the rear garden.

## First Floor

Ascending to the landing, you will find a range of useful storage cupboards, as well as access to the first floor rooms. There are two, spacious double bedrooms on this floor, with the original master bedroom benefitting from a large bay window to the front elevation. You will also find a large, four piece bathroom comprising a free-standing bath, large shower cubicle, toilet and sink. Towards the front of the house is a study area, with a staircase rising to the second floor and master bedroom.

## Second Floor

The loft has been converted into a sizeable master bedroom, with three skylights allowing natural light to flood the space and featuring in-built storage.

## Externally

From Myrtle Road, a mosaic tiled pathway leads to the front door, with a small courtyard to the side offering bin storage. On-street permit parking is available.

The rear garden is a pretty, walled courtyard comprising a level patio area with resin pathways, mature raised borders and a brick-built barbecue.

## Vendor's Comments

"Back in 2021 I jumped at the chance to live in a freehold property of this size so close to the centre. It was and is fundamentally unique in this respect – a mini-castle in the centre of Bristol. What I've particularly valued are things like barbecues with friends in the garden, board games with family in the living room, a large kitchen, decently sized bedrooms, and ample storage to keep everything tidy. I've treasured it and everything that makes it as homely as it is whilst I've been there. Sadly my circumstances have changed and I'm looking to pass the baton to another owner who will take care of it as I have."

## Location

Kingsdown is a charming and vibrant residential area located in the heart of Bristol. Known for its mix of Victorian and Georgian architecture, the neighborhood exudes a historic, yet eclectic charm. It offers a unique blend of urban living with a relaxed, village-like atmosphere. Kingsdown is perched on a hill, providing picturesque views of the city and a sense of peacefulness, despite being so centrally located.

The area is home to a diverse range of independent shops, cafés, and pubs, making it a popular spot for both locals and visitors seeking a more laid-back, community feel. Kingsdown also boasts a number of green spaces, such as the popular St. Michael's Hill, offering both a chance to relax and a spot for outdoor activities.

The neighborhood's close proximity to the University of Bristol and its lively student population contribute to a youthful and creative energy, with plenty of cultural events, live music, and art exhibitions taking place throughout the year.

With easy access to the city centre and surrounding areas, Kingsdown provides the perfect mix of historic charm, local character, and urban convenience.

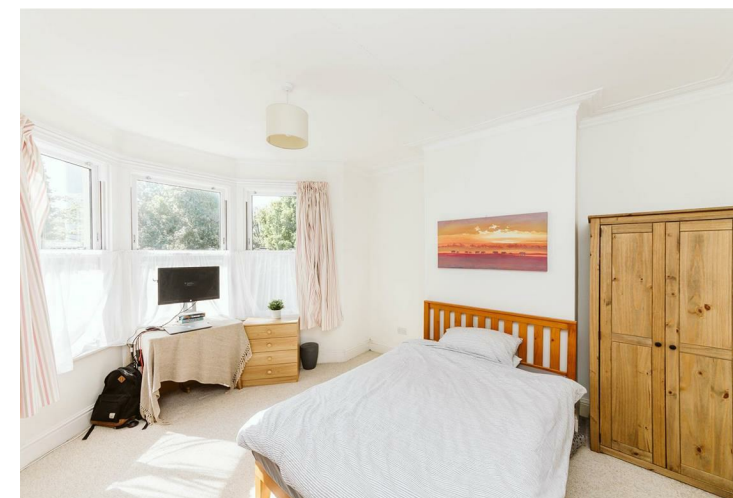
## Schools

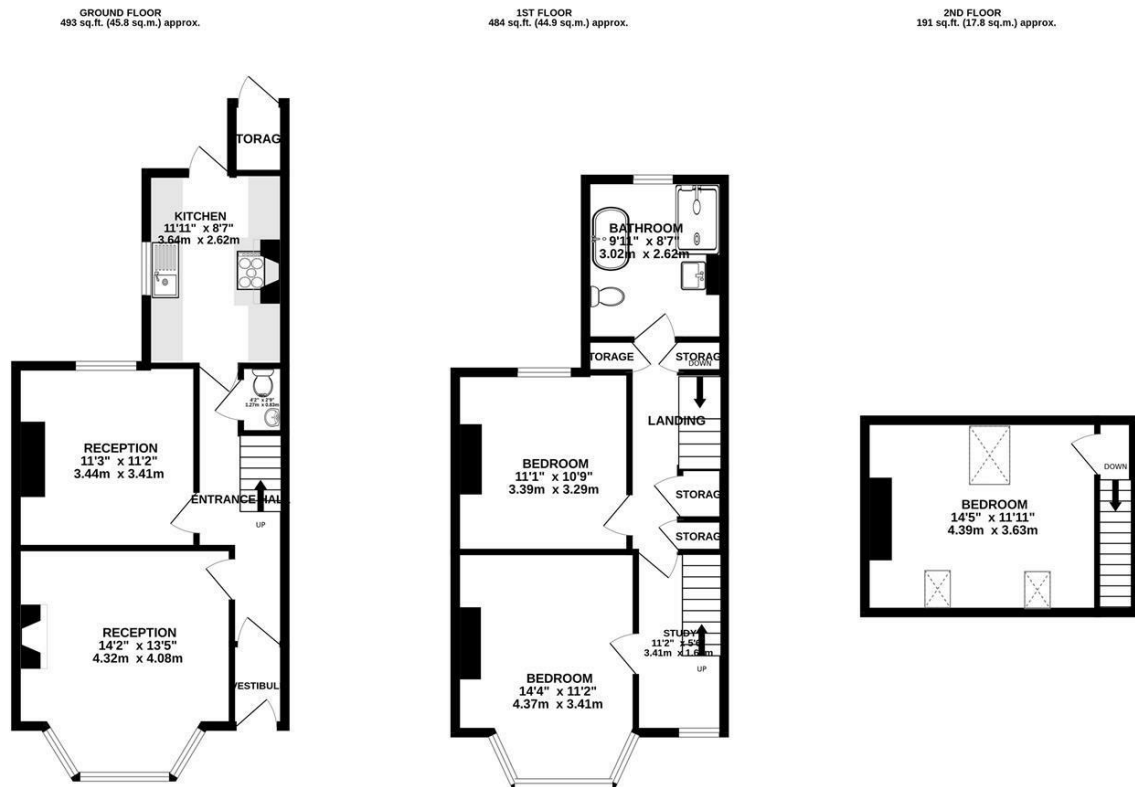
Cotham School approx. 0.2 miles

Ss Peter and Paul RC Primary School approx. 0.2 miles

Cathedral Primary School approx. 0.6 miles

Bristol Cathedral Choir School approx. 0.6 miles





- A three double bedroom, Victorian terraced home
- Walled courtyard garden
- A stunning, four-piece bathroom suite
- Converted loft, creating a spacious master bedroom
- Two reception rooms, plus a generous kitchen
- On-street permit parking available
- Fantastic location, a stone's throw from Clifton and the City Centre

**Guide Price:** £595,000

**Tenure:** Freehold

**Council Tax Band:** D

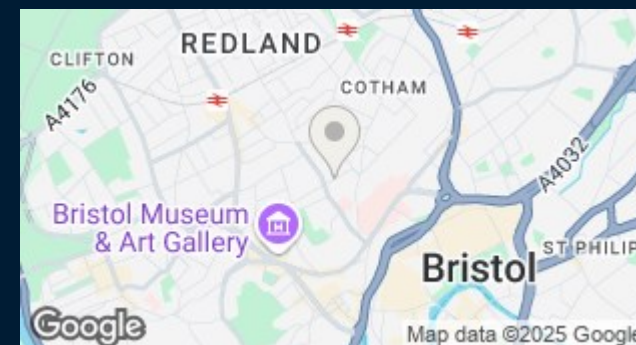
**EPC Rating:** D

**Local Authority:** Bristol City Council

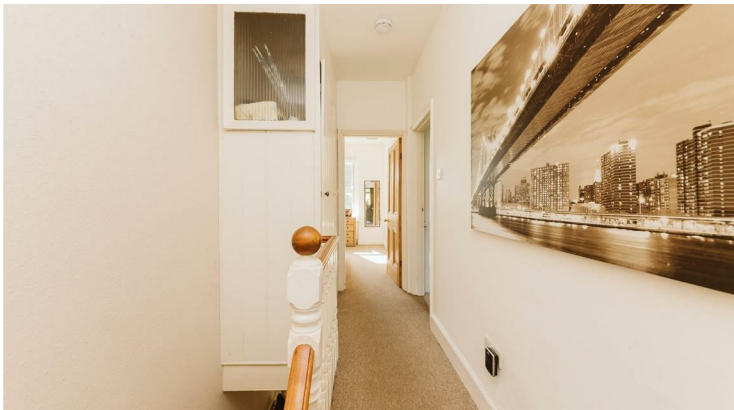
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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