MAGGS & ALLEN

1 NORTH ROAD

ST. ANDREWS, BRISTOL, BS6 5AB

£625,000

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A substantial semi-detached residence (approx. 1,826 sq. ft.) offering a rare opportunity to acquire a period home complete with off-street parking. While in need of modernisation, it retains an array of attractive original features and is situated in a highly desirable location. Offered to the market with no onward chain.

Vendor's Comments

"We haven't lived at the property but love the feeling of space it has and the magnificent cornicing, and the ample off street parking. We have by coincidence previously lived on the same street and loved it for its terrific location. Whether lazing in the nearby St Andrews park or sipping cocktails or coffee on the Gloucester Rd, everything is within walking distance. As is the train station and bus stops should one have to venture further afield."

Summary

The layout on the ground floor begins with a original side entrance porch leading into a central hallway - an attractive design creating an enhanced feeling of space.

To the right of the hallway is the main reception rooms; originally two separate rooms but which has been opened up to create a generous living space blessed with natural light, with a bay window and attractive period cornicing retained.

Opposite is another bay-windowed reception room with a window to the side elevation. Adjacent is the kitchen, featuring a range of base and wall-mounted units and with two skylights allowing for plentiful natural light. Completing the ground floor is a WC located off the kitchen.

The first floor features four well-balanced double bedrooms (one with an en suite), and the main family bathroom accessible from the bathroom fitted with a three-piece suite comprised of a bath with shower-over, WC and basin.

From the landing, another set of stairs takes you up to the the second floor, featuring a further bedroom believed to be an original part of the property.

Location

Welcome to St. Andrew's, where a distinct urban bohemian character meets a strong sense of community. With Gloucester Road on its western edge, you'll have an array of charming independent cafes, restaurants, pubs, and shops readily available.

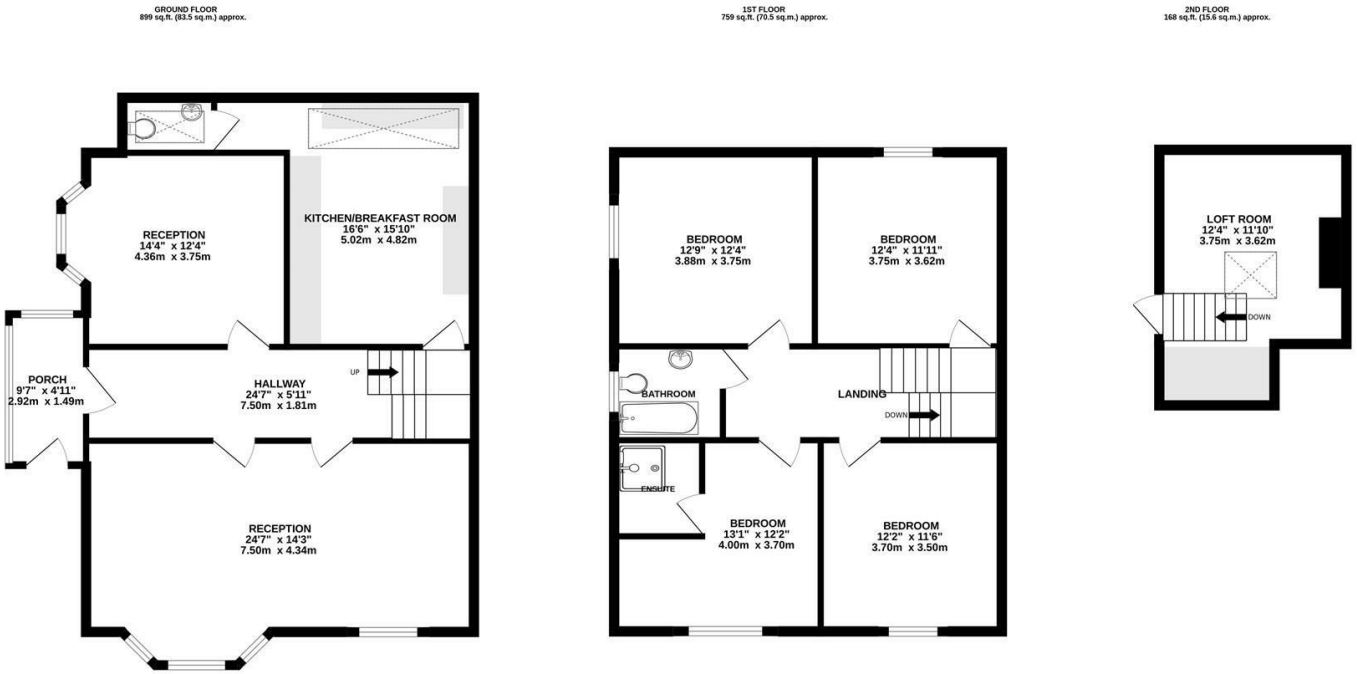
This isn't just a place to live; it's a vibrant community. Street parties and events, organized by local businesses and groups, are a common occurrence, fostering a truly exciting and connected atmosphere. At the heart of it all is St. Andrew's Park. This cherished green space; whether it's for a picnic, a local concert, or fun at the adventure playground and paddling pool, the park is a highly valued amenity.

The majority of homes here are 19th-century builds. While some have been thoughtfully converted into apartments, attracting young professionals, the un-converted single residences are highly sought-after. The grander homes surrounding the park and the charming terraces close to excellent primary schools are particularly coveted, making St. Andrew's a truly fashionable and desirable Bristol neighbourhood.

Schools

Montpelier High School - Distance: 0.14 miles
Cotham Gardens Primary School - Distance: 0.32 miles
Fairlawn Primary School - Distance: 0.47 miles
Redland Green School - Distance: 0.52 miles
Cotham School - Distance: 0.57 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



TOTAL FLOOR AREA : 1826 sq.ft. (169.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A sizeable semi-detached Victorian property
- In need of modernising
- Retaining attractive original detailing
- Five bedrooms
- Two bathrooms and a ground floor WC
- Two reception rooms plus separate kitchen
- Off-street parking
- A desirable area
- Offered with no onward chain

Guide Price: £625,000

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.

MAGGS & ALLEN

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