

134 North Road, St. Andrews, Bristol, BS6 5AL

£685,000

A characterful and spacious (1589 Sq Ft) Victorian semi-detached home arranged over three floors, with off-street parking

- Imposing Victorian property
- Period features
- 4 large bedrooms
- Master with ensuite
- Large kitchen with adjacent spacious dining room
- Converted attic
- Close to Gloucester Road and St Andrews Park
- Off street parking

The Property
Standing on the highly popular North Road, this beautifully presented Victorian semi-detached house combines a wealth of period charm with contemporary, well-considered living. Offering generous accommodation across three floors, it is an ideal family home in one of Bristol's most desirable neighbourhoods.
You are welcomed into the property by a large entrance hallway, from which the principal rooms are accessed. The living room, positioned at the front of the house, is flooded with light from a lovely bay window and retains a host of original details, including a beautiful cast iron fireplace, ceiling rose and intricate cornicing.
To the rear, the kitchen has been fitted with contemporary cream Shaker-style cabinetry, with a range of floor and wall units and integrated electric oven, microwave, hob and extractor. A large central island is ideal for food preparation, casual dining or relaxed drinks with friends. Adjacent is a separate and very practical laundry room, with plumbing for a washing machine, space for a tumble dryer and numerous gloss floor and wall cabinets and sink. The kitchen opens directly onto the decked area outside, perfect for indoor/outdoor entertaining. Alongside the kitchen sits a very spacious dining room, ideal for family gatherings and dinner parties. A convenient downstairs WC, complete with wash basin and heated towel rail, completes the ground floor.
A beautiful wooden staircase leads to the first floor, where you will find three good-sized bedrooms and the family bathroom. The fully tiled bathroom is fitted with a three-piece suite, with the basin set over a blue vanity unit providing useful storage, and a mains-fed shower over the bath. A chrome towel rail adds a finishing touch.
A further staircase leads to the converted attic, now a spacious master bedroom with ample room for an open dressing area. Natural light pours in through the Velux window, and the room is served by a large, fully tiled en suite shower room.
Outside, the property benefits from off-street parking, a rare and valuable asset in this area. To the rear is a decked courtyard garden with an elevated artificial turf area, providing low-maintenance outdoor space for relaxing and entertaining.
North Road is one of St Andrews' most popular streets, moments from St Andrews Park, with its café, playgrounds and open green space, and close to the independent shops, cafés and restaurants of Gloucester Road and Zetland Road. Excellent transport links, including Redland and Montpelier stations, put the city centre within easy reach.

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

Location
North Road is one of the premier roads in St Andrews within easy reach of Cheltenham Road and Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol and BRI plus Sefton Park, Brunel Field and Fairlawn Primary Schools and Fairfield & Cotham Secondary Schools. There is a railway station nearby connecting with Temple Meads and excellent public transport routes.

Other Information
Freehold
Council Tax Band: D

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

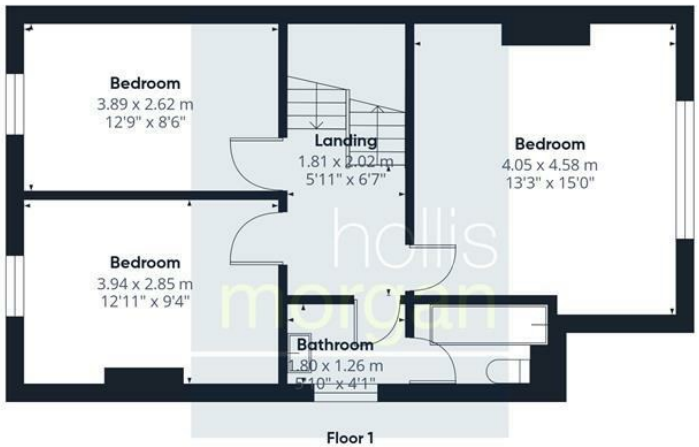














Approximate total area(1)

147.5 m²
1589 ft²

Balconies and terraces

20.9 m²
225 ft²

Reduced headroom

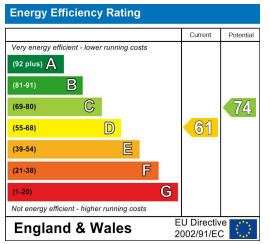
2.2 m²
24 ft²

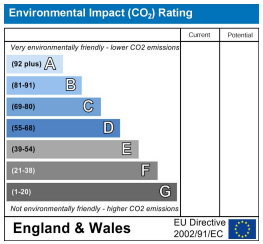
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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