

MAGGS & ALLEN

7 COTSWOLD ROAD

WINDMILL HILL, BRISTOL, BS3 4NX

£550,000

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7 Cotswold Road, Windmill Hill, Bristol, BS3 4NX

£550,000

An immaculately-presented, terraced Victorian home occupying a popular position in Windmill Hill. Freshly renovated to a high standard throughout, the property boasts three generous bedrooms, a separate study and two reception rooms - including an open-plan kitchen/dining area. Offered to the market with no onward chain.

Lower Ground Floor

From ground level, an external door from the front courtyard provides access to a bright, bay-fronted space offering a wide variety of uses. Currently set up as a third double bedroom, the space could also be utilised as a sitting room, study, home gym or studio. From here, a staircase rises to the open-plan kitchen/diner.

Ground Floor

The front door gives way to a bright entrance hall, leading to the staircase and principal rooms.

Situated at the front of the house is a well-sized sitting room, complete with freshly-laid carpet and a double-glazed bay window. Adjacent, a second reception room spans the width of the house and serves as an attractive dining area with herringbone flooring and French doors opening to the rear garden.

The space is open to the kitchen, which comprises a range of sleek base units with worktops, an integrated electric oven, electric hob with extractor and dishwasher. A large double-glazed window allows an abundance of light into the space, and an internal door provides access to a useful utility/WC - housing a toilet, sink and space for a washing machine and tumble dryer.

First Floor

Ascending to the first floor landing, you will find two double bedrooms, a study and a family bathroom.

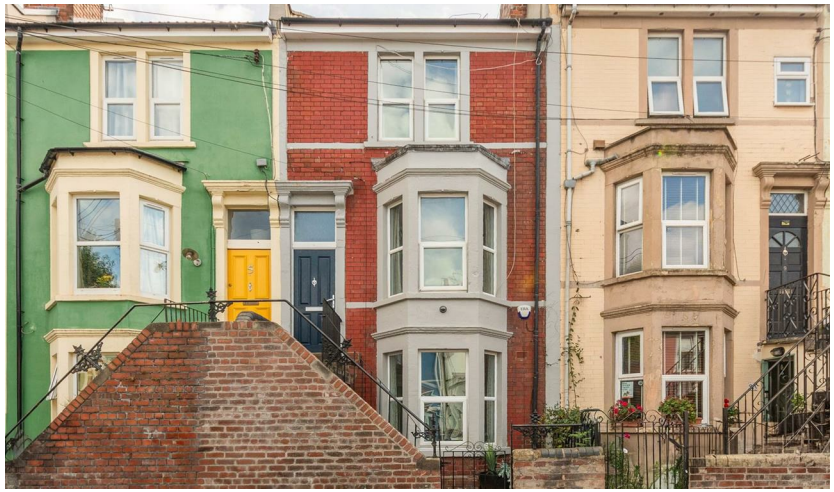
The main bedroom is a very generous double; spanning the width of the house and boasting a feature fireplace and elevated views of the locality. The second bedroom is also an attractive double, and benefits from pleasant garden views. Located at the back of the house is a useful home office/study.

Completing the accommodation is a contemporary three-piece family bathroom, encompassing a toilet, sink and large bath with shower over.

Externally

From Cotswold Road, an iron gate gives way to a paved front courtyard, with steps leading up to the front door.

To the rear, the south-easterly facing rear garden has been tiered to create two sections. The first is accessed immediately from the dining space and comprises a decked area ideal for outdoor dining and entertaining. From here, steps lead to an elevated lawn which benefits from sunlight throughout the day.







Location

Set in the sought-after neighbourhood of Windmill Hill, this property is surrounded by a vibrant, trendy and artistic community, known for its independent cafés, creative spirit and characterful Victorian streets. Just moments from the green open spaces of Victoria Park and the lively bars, cafés, restaurants and independent shops of North Street, the area offers a fantastic balance of community, culture and convenience, with easy access to Bristol city centre.

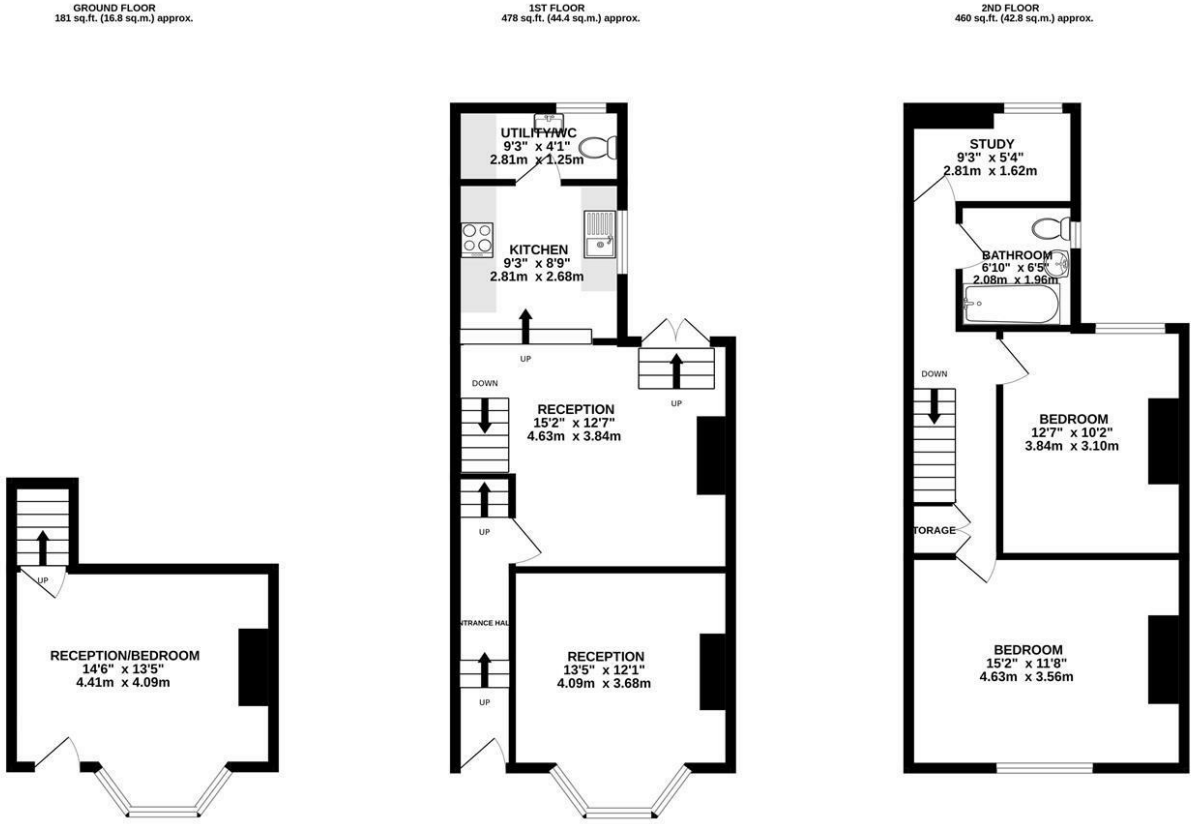
Schools

Oasis Academy Marksbury Road - 0.37 miles
Victoria Park Primary School - 0.37 miles
Compass Point Primary School - 0.39 miles
Holy Cross RC Primary School - 0.39 miles
St Mary Redcliffe CofE Primary School - 0.44 miles









TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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 fully renovated, terraced Victorian home
- Three double bedrooms plus a separate study
- Bright, bay fronted sitting room
- Open-plan kitchen/dining room
- Utility/WC to the ground floor
- Contemporary family bathroom
- A newly-landscaped, south-westerly facing rear garden
- Located in a popular, elevated position close to Victoria Park
- Offered to the market with no onward chain

Guide Price: £550,000

Tenure: Freehold

Council Tax Band: B

EPC Rating: E

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.

MAGGS & ALLEN















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