



## 42 High Street, Bristol, BS31 3EJ

### Offers In Excess Of £625,000

Nestled in the charming village of Salford, Bristol, this exquisite three-bedroom semi-detached house offers a perfect blend of period elegance and modern convenience. Located the High Street, residents will enjoy easy access to local shops, essential amenities, and excellent transport links, all while being just a stone's throw away from delightful riverside pubs and scenic walks.

This property has been meticulously renovated to a very high standard by the current owners, ensuring a comfortable and stylish living environment. The extensive upgrades include a new heating system, updated electrics, and uPVC double-glazed windows, providing both energy efficiency and peace of mind.

Inside, the home retains its charming period features, such as elegant alcoves, soaring high ceilings, and distinctive period radiators, which add character and warmth to the living spaces. The layout is both practical and inviting, making it ideal for families or those seeking a serene retreat.

Entrance via front door into

### Hallway

16'6" x 5'7" (5.05 x 1.72)



Stairs rising to first floor landing, high ceilings, alcove, period style radiator, area under stairs for storage, wall mounted Worcester boiler, inset spots, doors to

### Bathroom

6'10" x 6'0" (2.09 x 1.83)



Obscured uPVC double glazed sash style window to rear aspect, tiled flooring, part tiled walls, suite comprising roll top freestanding bath with brass tap and shower attachment, pedestal wash hand basin with Bristan mixer tap, low level w/c, wall mounted period radiator, extractor, inset spots.

### Sitting Room

11'1" x 13'11" (3.38 x 4.25)



Two uPVC double glazed sash style windows to front aspect, central ceiling rose, coving, picture rail, wall lights, period style fire with decorative tiled slips and slate hearth, marble surround and mantel over, period style radiator.

### Dining Room

12'5" x 13'11" (3.81 x 4.26)



uPVC double glazed sash style window to rear aspect, period style radiator, wall lights, opening to potentially install a woodburning stove with slabbed hearth, wood effect flooring, opening with slight step up into

### Kitchen

15'7" x 6'9" (4.75 x 2.08)



uPVC double glazed to side aspect, tiled flooring, Velux windows, door to rear garden, a range of wall and floor units with wooden worksurfaces over, 1 1/4 bowl sink drainer unit with brass mixer taps over, under unit

lighting, 5 ring gas hob with glazed splash back and extractor hood over, integrated electric oven and grill, full sized fridge and freezer, dishwasher, decorative splash backs, space and plumbing for automatic washing machine.

### First Floor Landing



uPVC double glazed window to side aspect, period style radiator, return to the landing, access to loft space, doors to

### Master Bedroom

10'11" x 13'11" (3.33 x 4.26)



Two uPVC double glazed sash style windows to front aspect, period style radiator, wall lights, a range of fitted open fronted wardrobes with drawers, shoe racks and an area for hanging clothes.

### Bedroom Two

12'5" x 9'10" (3.79 x 3.00)



uPVC double glazed sash style window to rear aspect, period style radiator, space for freestanding wardrobes.

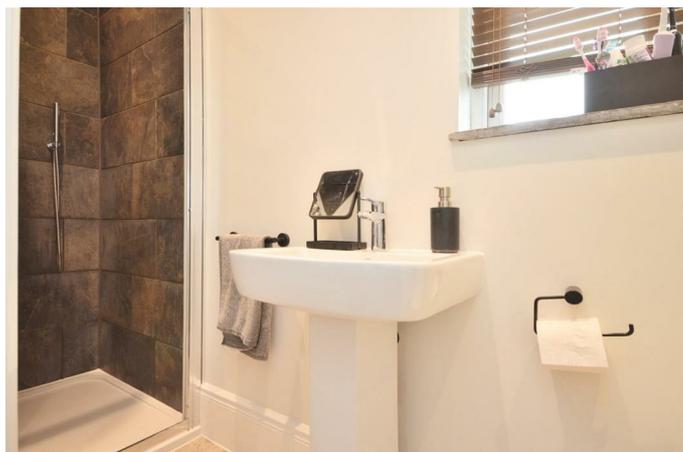
### Bedroom Three

9'2" x 9'8" (2.80 x 2.97)



uPVC double glazed sash style window to rear aspect, period style radiator.

## Shower Room



uPVC double glazed obscured window to side aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, tiled flooring, fully tiled shower cubicle with hinged glazed door with rainfall shower with separate attachment over, inset spots, extractor.

## Outside



The front of the property is accessed via steps leading up and around to the side gate giving access to the front door. The garden is laid to part grave and part mulch for ease of maintenance. The rear garden has a slabbed patio area ideal for garden furniture, steps lead to the parking space at the rear, there is storage/garage which benefits from some work. There is an area of lawn with mulched borders with a mature Laurel hedge.

## Garage

14'5" x 23'11" (4.40 x 7.30)

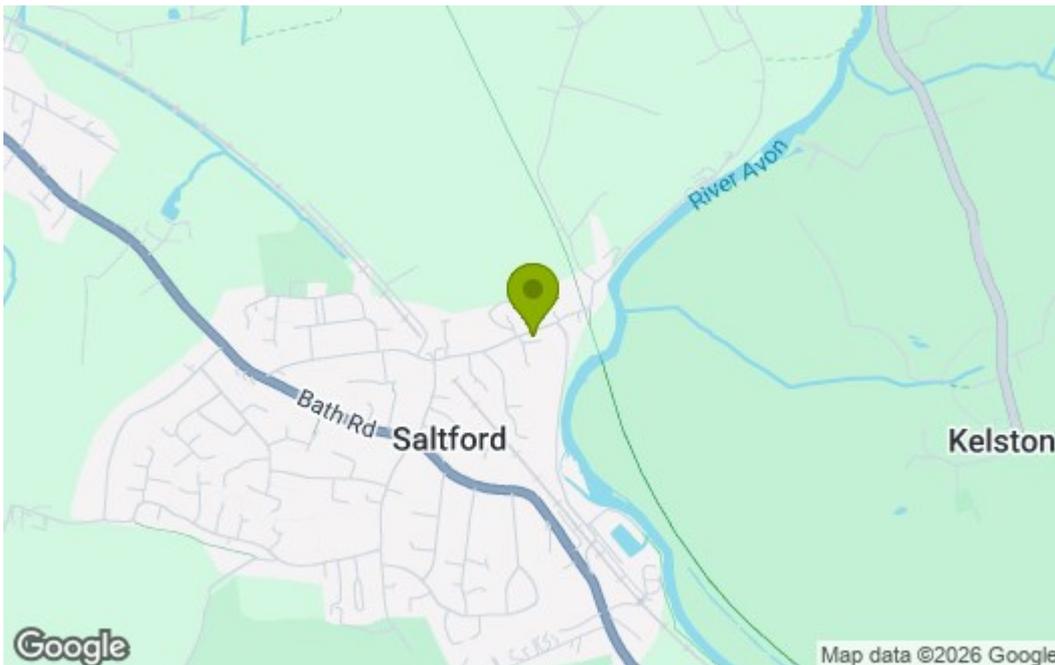
## Directions

Sat Nav BS31 3EJ

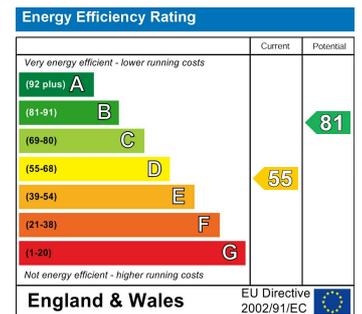
## Floor Plan



## Area Map



## Energy Efficiency Graph



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