15 Edward Road, Bristol, BS4 3ET

Goodman & Lilley

15 Edward Road

Bristol BS4 3ET

Guide Price £450,000

This beautifully presented three bedroom Victorian home, dating from circa 1900, offers an exceptional blend of period charm and refined contemporary living. Thoughtfully positioned the property enjoys a quiet residential setting while remaining within easy reach of the vibrant amenities of the surrounding area.

Summary
No. 15 is a wonderful example of its era, where elegant original features, such as high ceilings and decorative coving have been carefully preserved and seamlessly paired with sympathetic modern enhancements. The result is a home of both character and sophistication, ideally suited to modern lifestyles.

The property underwent extensive renovation in 2018, including upgrades to the heating system, complete electrical rewiring, and damp-proofing works, providing peace of mind alongside its undeniable aesthetic appeal.

Perfectly suited to young professionals, downsizers and young families alike, this is a rare opportunity to acquire a truly beautiful Victorian home that effortlessly combines timeless character with modern comfort, all within a highly desirable Bristol location

Accommodation
Please see the floorplan for room measurements and the property layout.

The accommodation is both well-proportioned and thoughtfully arranged. An inviting entrance hallway, complete with period detailing, leads through to a beautiful bay-fronted open-plan lounge and dining area. This space is enhanced by a square arch opening, creating a natural flow while maintaining a sense of defined living and entertaining areas, perfect for both relaxed everyday living and hosting guests.

Beyond, an inner hallway provides access to a sleek, contemporary high-gloss kitchen, fully fitted with integrated appliances including cooking facilities and a dishwasher. A generously sized and well-appointed ground floor bathroom completes the lower level, finished to a high standard.

Upstairs, the property continues to impress. The landing leads to three well-proportioned bedrooms, each thoughtfully presented, alongside a stylish and contemporary fitted shower room.

Outside
Externally, the home benefits from low-maintenance front and rear gardens. The rear garden has been particularly well designed, both stylish and functional, offering an ideal space for outdoor dining, entertaining, or simply unwinding. Rear lane access further enhances practicality and convenience.

Location
Edward Road occupies a desirable position within the BS4 postcode, ideally placed between the vibrant Paintworks Creative Quarter and the established residential neighbourhoods of Arnos Vale and Totterdown. This location offers an appealing balance of city connectivity and access to green open space, well suited to both professionals and families.

Just a short distance away, Paintworks Creative Quarter provides a distinctive, design-led environment, home to independent cafés, restaurants and creative businesses. This thriving community hub is well known for its lively yet relaxed atmosphere and regular events.

The property also benefits from close proximity to Arnos Vale Cemetery, a beautiful 45-acre green space offering woodland walks, historic architecture and an ideal setting for outdoor leisure. The cemetery provides convenient pedestrian routes through to Totterdown and onto Wells Road, where a range of independent shops, cafés and everyday amenities can be found.

For shopping and day-to-day convenience, Avonmeads Retail Park and Sainsbury's is within easy walking distance or a short drive from the property.

The area is also well served by a selection of well-regarded local schools, including Hillcrest Primary School, Holymead,infants & juniors, Knowle Park Primary School and Oasis Academy Brislington, making it a practical choice for families.

Connectivity is excellent, with regular bus services along Bath Road providing direct routes into Bristol city centre and onward to Bath. Bristol Temple Meads is also within easy reach, accessible via a pleasant walk, cycle route or a short journey along the main road, offering fast and frequent rail services to London and across the South West.

Overall, Edward Road combines a highly convenient setting with access to green spaces, strong transport links and a vibrant local community, making it one of South Bristol's most appealing residential locations.

Additional Information
Tenure; Freehold
Council Tax Band; B (Bristol City Council)
EPC; D
Services; Mains Gas, Electric, Water & Drainage

- Prime BS4 Location
- Two Bathrooms
- Victorian Character
- Close to Local Amenities & City Centre
- Three Bedrooms
- Excellant Transport Links

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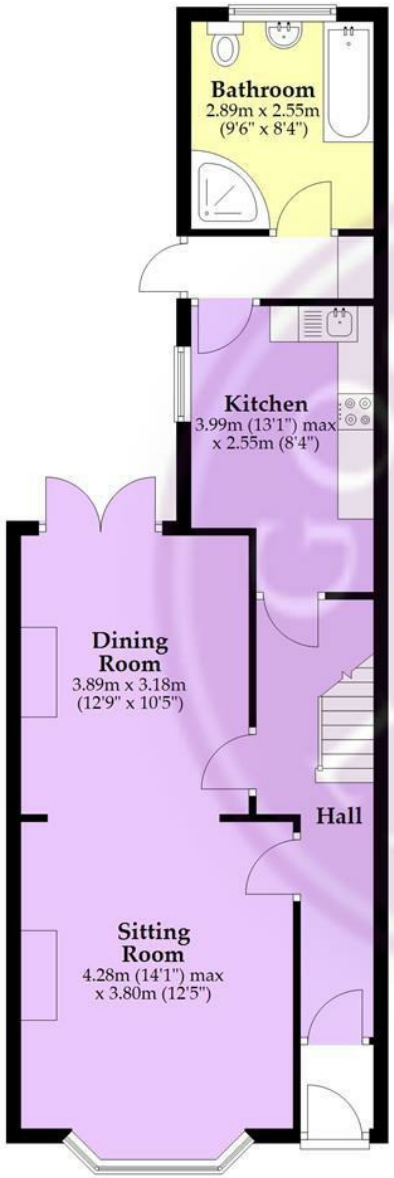
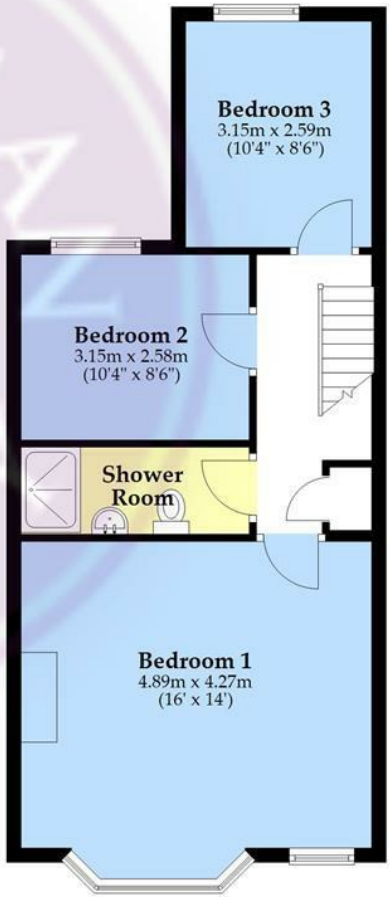
Ground Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.5 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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