



- Popular Location
- Three Double Bedrooms
- Expansive Kitchen/Diner
- South Facing Garden
- Characterful Property
- Two Reception Rooms

****OFFERED TO MARKET WITH NO ONWARD CHAIN****

Spanning over 1200sq ft, this charming home on Somerset Road offers plenty of space and opportunity for someone to make their own, with two reception rooms, three double bedrooms, family bathroom and expansive kitchen diner alongside south facing rear garden this home is set for its new owners.

Upon entering this pleasant period property you are welcomed into the hallway providing access to all rooms on the ground floor.

To your right is the traditional living room, benefitting from a classic bay window, maximising floor space and filling the room with natural light. The fire place takes prized place as a feature in this charming space.

Beyond the living room is a versatile space, previously used as a dining/breakfast room but could be a second sitting room, fourth bedroom, home office, gym or cinema room. This space benefits direct access out to the garden via an external door.

To the rear of the property is the heart of this home, an expansive kitchen diner space spanning almost 24ft in length. The ideal place to host friends and family for summer parties or even Christmas dinner for all.

Upstairs are three spacious bedrooms, all large enough for double beds. The largest bedroom is an impressive 15'9ft by 14'5ft. Big enough for any size bed you'd like! This space also profits from a bay, ideal for a desk or dressing table.

Outside this home benefits a south facing, low maintenance garden with ready-built seating perfect for chatting or hosting a BBQ (should the weather allow)

Somerset Road:

Conveniently located within a short walk of Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep!

Living Room 14'2" x 11'10" (4.34 x 3.63)

Dining Room 12'4" x 9'5" (3.78 x 2.89)

Kitchen 23'9" x 9'6" (7.25 x 2.9)

Bedroom One 15'8" x 14'5" (4.79 x 4.4)

Bedroom Two 12'3" x 9'9" (3.75 x 2.98)

Bedroom Three 12'9" x 9'11" (3.89 x 3.03)

Bathroom 6'6" x 5'10" (1.99 x 1.78)





