

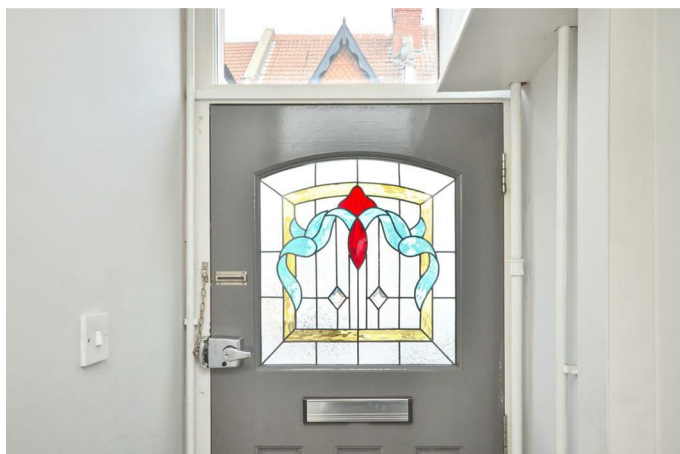


99 Repton Road, Bristol, BS4 3LU

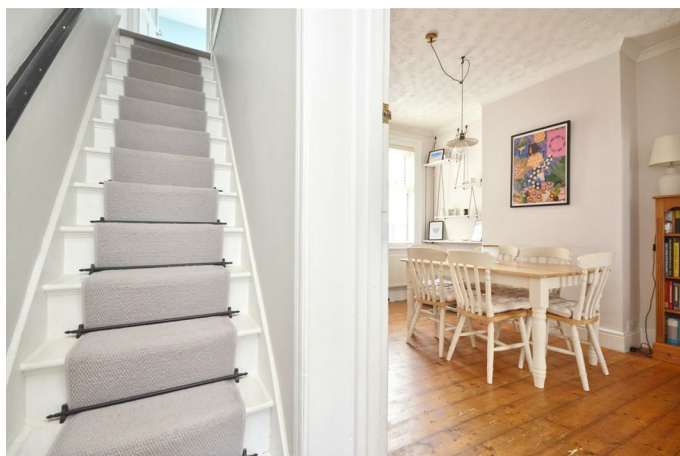
£395,000

Situated in the heart of the Brislington community, just off Sandy Park Road, this beautifully presented period home offers a wonderful combination of character, generous accommodation and a fantastic lifestyle location. Perfectly placed for enjoying everything that makes this part of Brislington so popular, the independent shops, cafés and local amenities of Sandy Park are quite literally at the end of the road. Whether it's picking up fresh produce from Sandy Park Greengrocers, enjoying something from the Deli or stopping for a coffee at Kin, everything you need for day-to-day life is within an easy stroll. The character of this lovely Victorian terraced home is immediately apparent, the entrance vestibule features attractive period-style tiling and leads into the hallway. To the front is a beautiful lounge, complete with shutters, a wood-burning stove and stripped wooden floorboards, which continue through into the adjoining dining room and create a lovely sense of flow. To the rear is a spacious kitchen with French doors opening onto a raised deck and the enclosed garden beyond. It's a great space for entertaining friends, enjoying a summer evening or simply opening the doors and bringing the outside in. Upstairs, there are two spacious double bedrooms and a large family bathroom. Outside, the enclosed rear garden is low maintenance and features a raised deck, while a substantial storage shed/outbuilding provides fantastic additional space with great potential for a home office, studio, gym or creative workspace. Homes in this location are always highly sought after and, with its generous accommodation, attractive original features, lovely garden and superb position close to Sandy Park and surrounding amenities, an early viewing is strongly recommended.

Entrance Vestibule



Entrance Hallway



Sitting Room

11'5 x 11'1 (3.48m x 3.38m)



Dining Room

13'3 x 11'3 max (4.04m x 3.43m max)



Kitchen

16'8 x 8'5 (5.08m x 2.57m)



Landing

Master Bedroom

14'5 x 11'3 (4.39m x 3.43m)



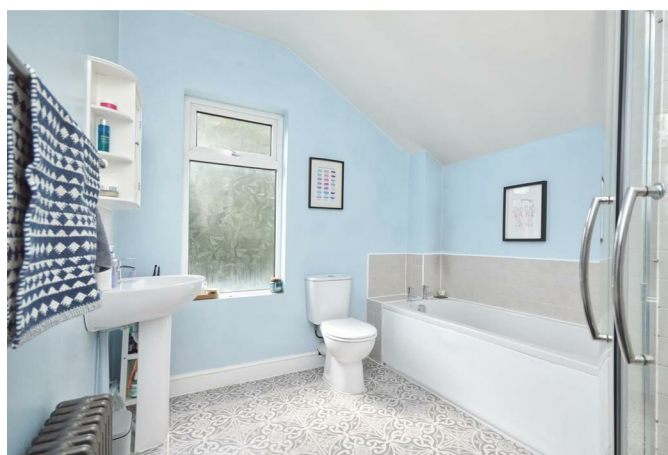
Bedroom Two

13'5 x 9'2 (4.09m x 2.79m)



Bathroom

9'7 x 8'4 (2.92m x 2.54m)



Rear Garden



Outbuilding



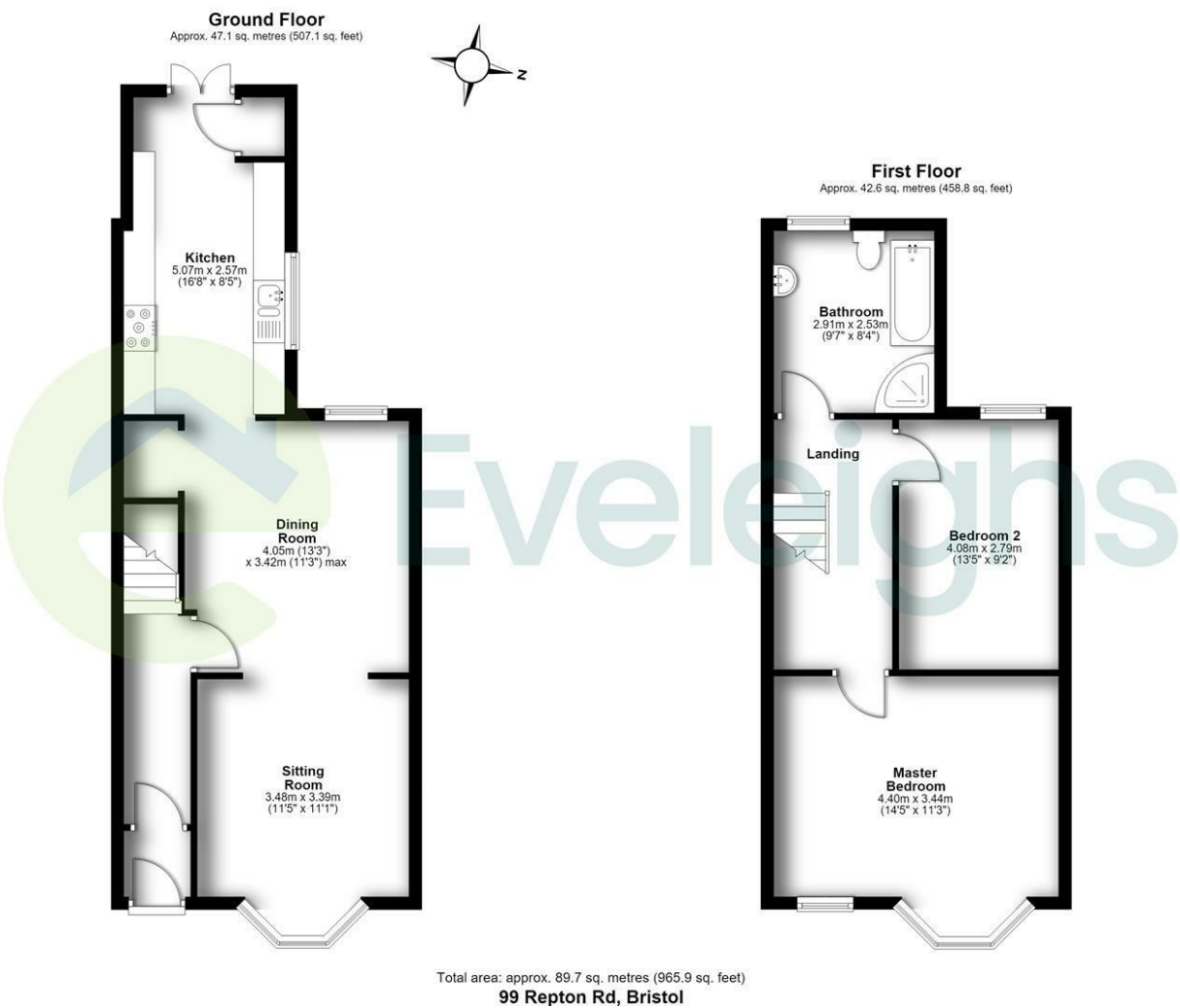
Rear Elevation



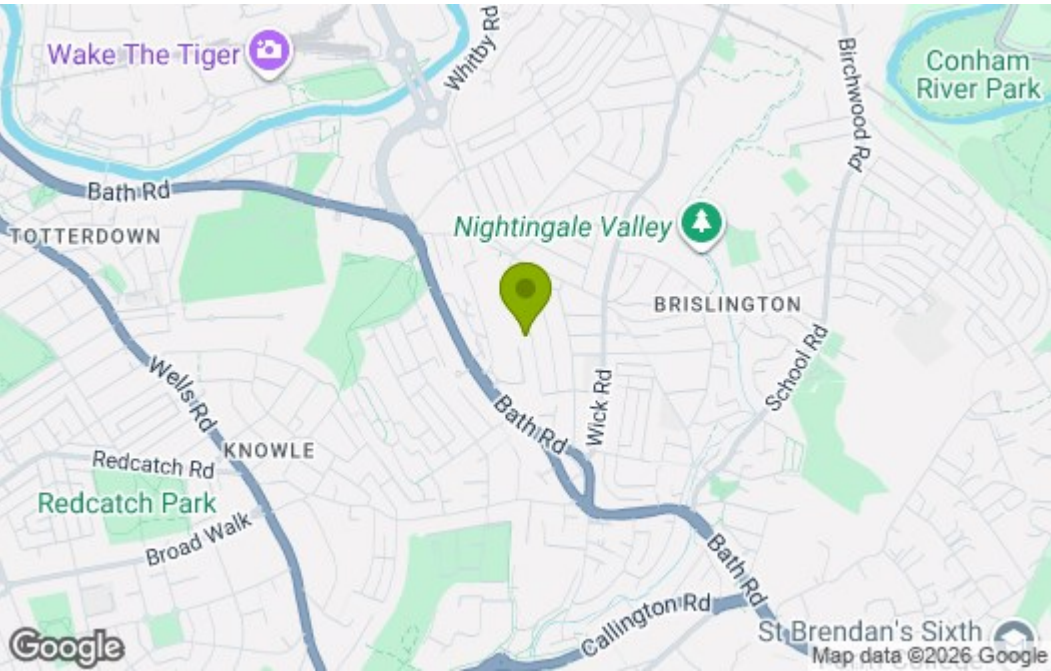
General

The land in this title is subject to a perpetual yearly rentcharge of £2.75 created by a Conveyance dated 1 February 1907

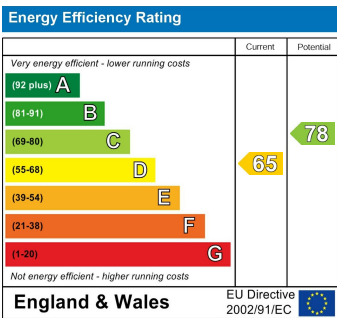
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.