



49 Sandown Road, Bristol, BS4 3PL

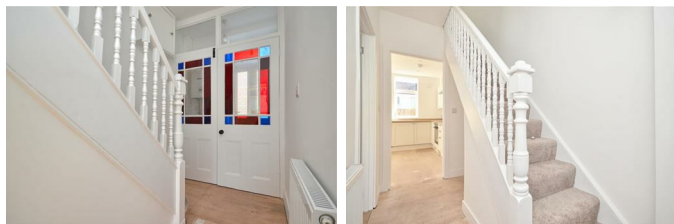
Price Guide £400,000

Beautifully Refurbished Three-Bedroom Victorian Terrace in the Popular Sands Area of Brislington!

A beautifully presented and newly refurbished three-bedroom Victorian terrace, ideally positioned in the highly sought-after Sands location, just off Sandy Park and at the heart of this popular community. The property has been thoughtfully refurbished throughout, combining the character and charm of a Victorian home with the comfort and convenience of modern living. The bayed sitting room provides a welcoming reception space, while the newly fitted kitchen/dining room offers an excellent area for both everyday living and entertaining. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. The garden has been newly paved, fenced and lawned, with a southerly aspect providing an ideal space for enjoying the sunshine and outdoor dining. Upstairs are three bedrooms along with a newly fitted bathroom, completing this attractive family home. The location is a particular highlight, situated within the friendly and well-established Sands community and close to a range of local amenities and regular bus routes. Popular independent spots including Kin Cafe and The Deli are nearby, adding to the appeal and convenience of this vibrant neighbourhood.

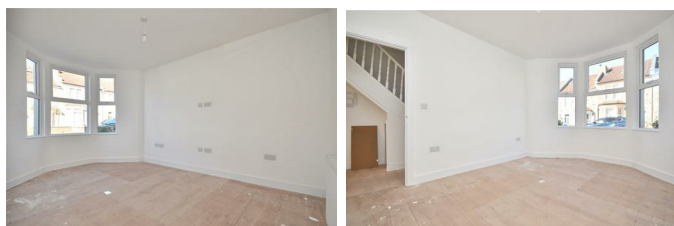
Entrance Vestibule

Hallway



Sitting Room

14'6 x 9'10 (4.42m x 3.00m)



Kitchen/Dining Room

15'8 x 10'11 max (4.78m x 3.33m max)



Landing



Bedroom One

13'3 x 9'3 (4.04m x 2.82m)



Bedroom Two

11'7 x 8'11 (3.53m x 2.72m)



Bedroom Three/Study

'2 max x 6'7 ('0.61m max x 2.01m)

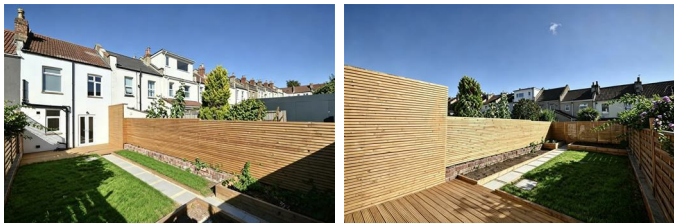


Bathroom

8' x 6'1 (2.44m x 1.85m)



Rear Garden



Rear Elevation



Floor Plan

