



## 54 Langton Road, Bristol, BS4 4ER

**£350,000**

Situated on the ever-popular Langton Road in St Annes, this charming end-terrace home offers generous living space, character features and exciting scope to add your own style. Lovingly maintained by the current owners, the property extends to approximately 918 sq ft and presents an excellent opportunity for first-time buyers, families or investors alike.

The ground floor boasts two spacious reception rooms and a well-appointed kitchen, while upstairs you'll find two generous double bedrooms and a contemporary shower room. Previously arranged as a three-bedroom home, the layout offers excellent potential to reinstate the third bedroom or reconfigure to suit modern living (subject to any necessary consents).

Perfectly positioned for families, the property is within easy reach of St Annes Infants School, with the beautiful Nightingale Valley just a short stroll away. A range of local amenities, green spaces and excellent transport links are all close at hand, making this a highly sought-after location.

Offering a fantastic blend of character, space and future potential, this is a wonderful opportunity to create a home tailored to your own taste in one of St Annes' most desirable residential streets.

### Entrance Hallway

12'8 x 5'6' (3.86m x 1.68m')



### Landing

9'11 x 5'6 (3.02m x 1.68m)



### Sitting Room

12'1 x 10'4 (3.68m x 3.15m)



### Master Bedroom

12'9 x 16'2 (3.89m x 4.93m)



### Bedroom Two

12'4 x 9'10 (3.76m x 3.00m)



### Dining Room

12'3 max x 16'2 (3.73m max x 4.93m)



### Kitchen

13'4 x 6'11 (4.06m x 2.11m)

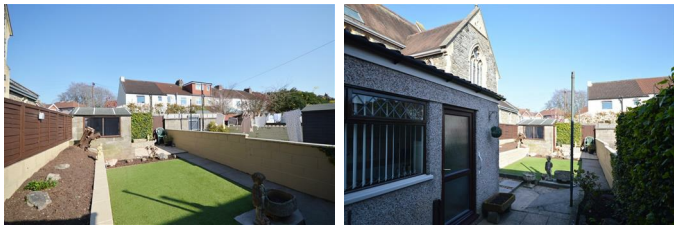


### Shower Room

5'8 x 5'10 (1.73m x 1.78m)



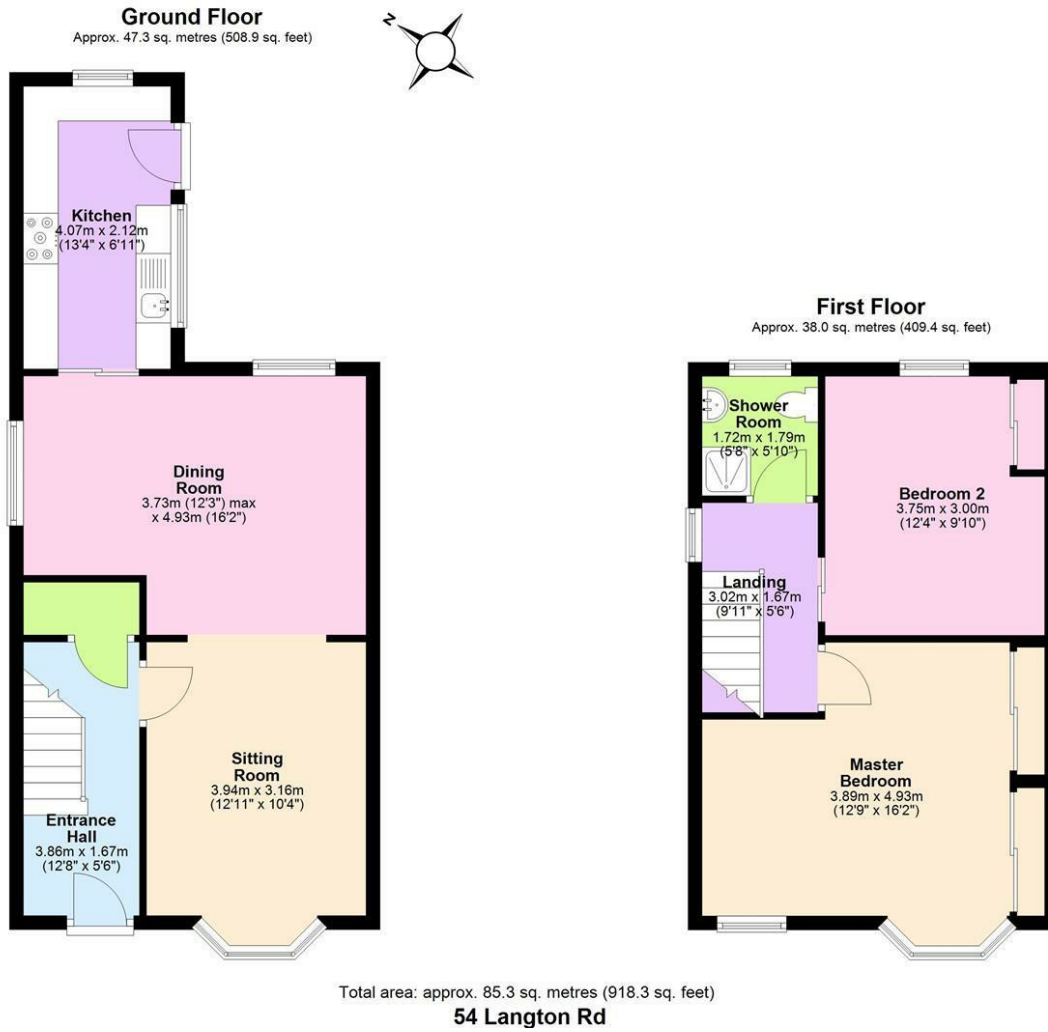
### Rear Garden



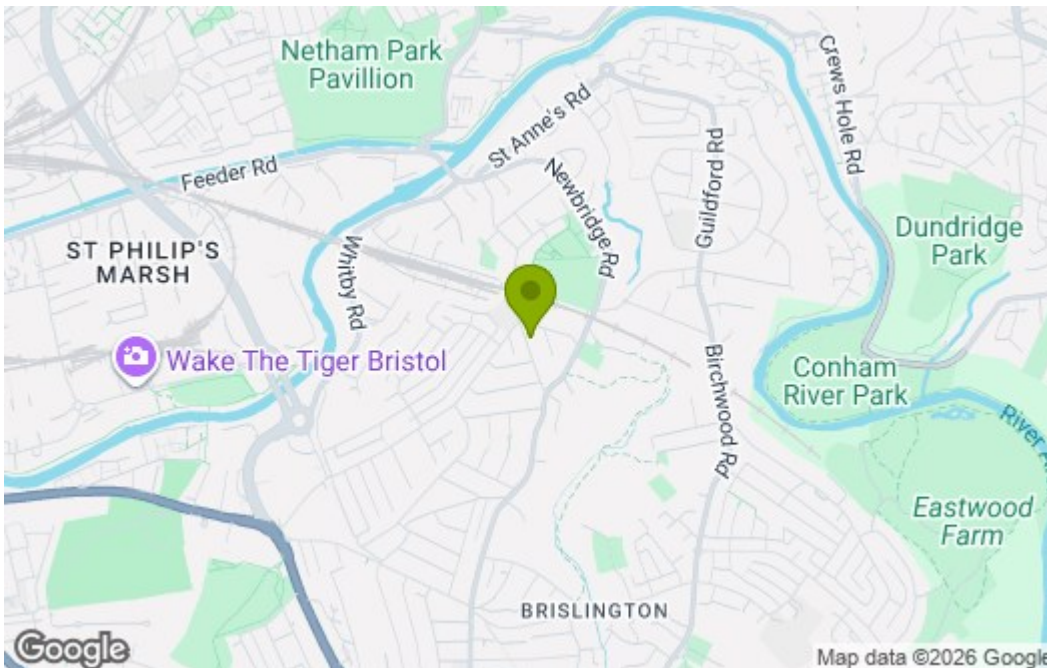
### Rear Elevation



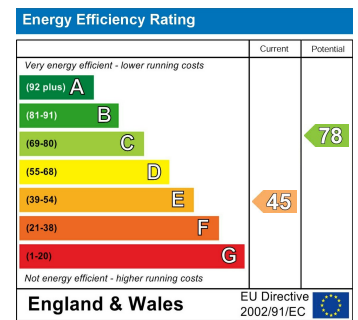
## Floor Plan



## Area Map



## Energy Efficiency Graph



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