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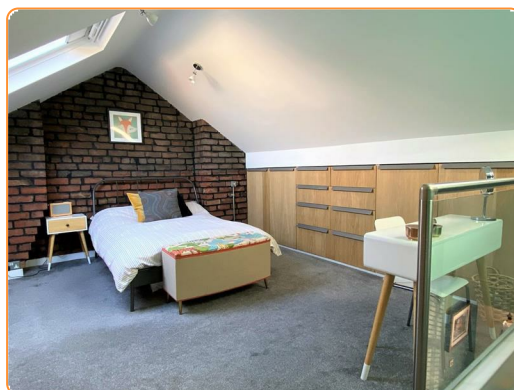
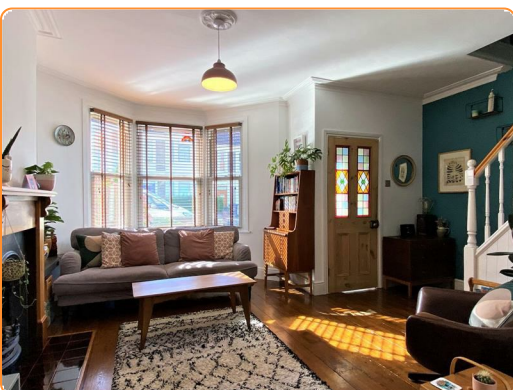
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## 57 Sandgate Road, Brislington, Bristol, BS4 3PT

**Guide Price £320,000**

This stunning two double bedroom Victorian home is presented to an exceptionally high standard with the added benefit of a loft room and being located in the heart of Brislington just off Sandy Park Road. The stylish and tasteful decor is found throughout the property and combines period character with a modern contemporary design. Arranged over 3 storeys and with a spacious open plan design, the accommodation comprises, entrance vestibule, lounge with open plan stairs to the first floor and double doors to the dining room with wood burner and French doors opening to the beautiful, established rear garden and having an archway to the fitted kitchen. On the first floor are two double bedrooms, the family bathroom and stairs from the landing to a fantastic loft room which is utilised as the main bedroom by the current owners. With period features, double glazed sash windows and immaculate presentation this really is one not to miss!



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## Accommodation Comprises

### Entrance

Hardwood entrance door with inset glazed panels to:-

### Entrance Porch

Storage cupboard with shelving, stripped wooden door with inset stained glass panel to:-

### Lounge 16'02" x 14'04" (4.93m x 4.37m)

uPVC double glazed sash bay window to front, stripped floorboards, feature period style fireplace, two radiators, open plan stairs rising to first floor with storage under, double doors to:-

### Dining Area 13'21" x 9'10" (3.96m x 3.00m)

uPVC double glazed French doors to rear garden, stripped floorboards, two radiators, wood burner, ceiling rose. Archway to:-

### Kitchen 13'02" x 5'10" (4.01m x 1.78m)

uPVC double glazed sash window to the rear aspect, fitted with handmade wall and base units with solid wood worksurfaces, partly tiled walls, integrated dishwasher, space for washer/dryer, extractor fan, ceiling spotlights.

### Landing

Panelled doors to first floor accommodation, uPVC double glazed sash window to front aspect, stairs leading to loft room with storage under.

### Bedroom One 11'05" x 9'11" (3.48m x 3.02m)

uPVC double glazed sash window to front aspect, painted floorboards, radiator.

### Bedroom Two 13'03" x 9'09" (4.04m x 2.97m)

uPVC double glazed sash window to the rear aspect, painted floorboards, radiator.

### Bathroom 9'06" x 5'10" (2.90m x 1.78m)

Frosted double glazed sash window to rear aspect, Panelled bath with shower over, low level w/c, pedestal wash hand basin, metro tiling, period style radiator, storage cupboard housing Worcester combi boiler.

### Loft Room 16'02" x 11'02" (4.93m x 3.40m)

Exposed brick wall, storage to the eaves, radiator, skylight.

### Garden

Front:- Traditional front garden area with tiled pathway and planted borders. Enclosed by low boundary wall.

Rear:- Laid initially to timber decking with the main garden being laid to lawn with well stocked shrub and planted borders.

### Outbuilding

Timber storage shed/outbuilding with electric.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Best energy efficient - lower energy costs	Worst	Best environmentally friendly - lower CO <sub>2</sub> emissions	Worst
HP A++	A	HP A++	A
HP A+	B	HP A+	B
HP A	C	HP A	C
HP B+	D	HP B+	D
HP B	E	HP B	E
HP C+	F	HP C+	F
HP C	G	HP C	G
HP D+		HP D+	
HP D		HP D	
HP E+		HP E+	
HP E		HP E	
HP F+		HP F+	
HP F		HP F	
HP G		HP G	

Not energy efficient - higher energy costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC

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