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7 Repton Road, Brislington, Bristol, BS4 3LS

£450,000

This charming Victorian Terraced house is, without doubt, one of the most well presented and highly finished homes in the area. The ground floor features beautiful exposed floorboards which run through the hallway and the open-plan reception rooms, both with fireplaces and reinstated period ceiling coving making Victorian homes so popular. However, the real wow for this home is the beautiful Oak fitted kitchen with its stone worktops and opening to a dining area with twin Velux roof lights and French doors allowing the light to flood in creating a perfect area for modern living. To the first floor are three great size bedrooms, two with period fireplaces and a traditionally styled bathroom with a fitted suite. Whilst outside there's an enclosed rear garden with double gates allowing parking if required.

Situated within a few steps of Sandy Park Road with all its amenities, the Deli @ Sandy Park, Grounded and the independent traders. Just a short distance is Amos Court park and cemetery, which provides a great area for families and dog walkers alike. Temple Meads and the city are also within a fairly level walk or ride. Most definitely one not to be missed!

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Accommodation Comprises

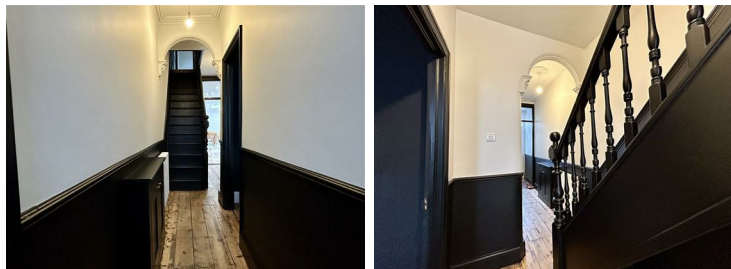
Entrance

uPVC double glazed front door with a top light over

Vestibule

Period coved ceiling and tiled flooring.

Hall



Period coved ceiling, center rose and plaster arch, spindled staircase rising to the first floor, stripped floorboards, utility cupboard, traditional style radiator, dado rail continuing to the first floor

Lounge/Dining Room



Having a square opening and stripped floorboards throughout.

Lounge 14'5" x 13'6" (4.4m x 4.12m)



uPVC double glazed bay window to the front aspect, reinstated ceiling coving, plaster centre rose, period style fireplace with a tiled inset and a decorative mantle. column radiator, Virgin Media and BT open reach points.

Dining Room 12'1" x 11'5" (3.7m x 3.5m)



uPVC double glazed window to the rear aspect, reinstated plaster coving and ceiling rose, period style cast iron fireplace with a decorative surround, traditional style radiator.

Kitchen Dining 21'7" x 10'4" (6.6m x 3.15m)



Fitted with a comprehensive range of Oak wall, base and drawer units with stone worktops and tiled metro splashbacks, Belfast sink with a mixer tap over, an integrated dishwasher, plumbing for an automatic washing machine, space for a range cooker with an extractor chimney over and space for a plumbed fridge/freezer, stone flooring throughout, traditional radiators, inset spotlighting, twin Velux roof lights and uPVC double glazed window and French doors opening to the side.

Landing



Balustrade landing, dado rail, access hatch to the loft space with great potential for conversion, doors accessing:-

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Bedroom One 13'2" x 16'4" (4.02m x 5m)



uPVC double glazed windows to the front aspect, ornate ceiling cornice and center rose, period style cast iron fireplace, traditional radiator.

Bedroom Two 12'5" x 11'6" (3.8m x 3.53m)



uPVC double glazed window to the rear aspect, period style cast iron fireplace, radiator.

Bedroom Three 6'7" x 10'4" (2.02m x 3.16m)



uPVC double glazed window to the rear aspect, radiator.

Bathroom 7'6" x 5'2" (2.3m x 1.6m)



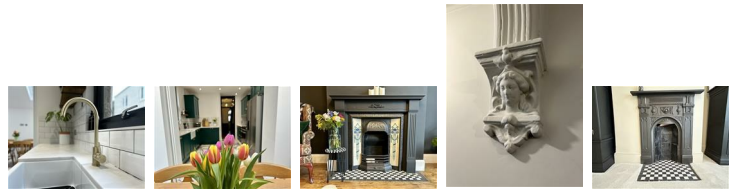
uPVC double glazed window to the side aspect, period style suite fitted with a panelled bath with a mixer shower attachment, low level w/c, pedestal wash hand basin, part tiled walls, extractor fan. radiator.

Gardens



Front:-
Rear:-

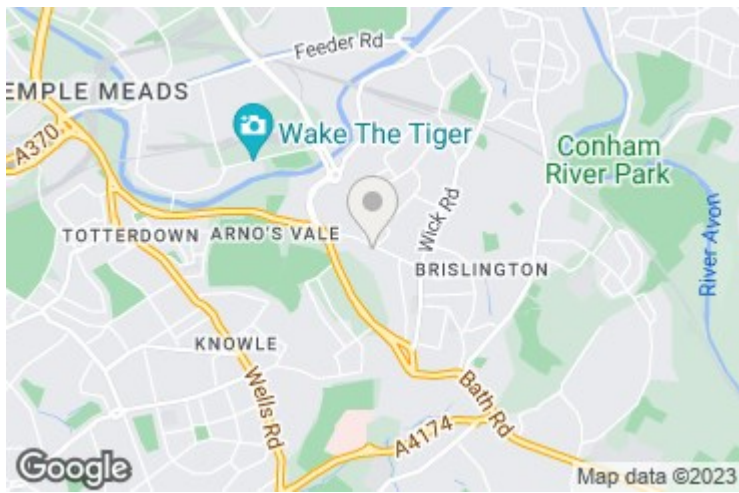
Additional Features



Rear Elevation



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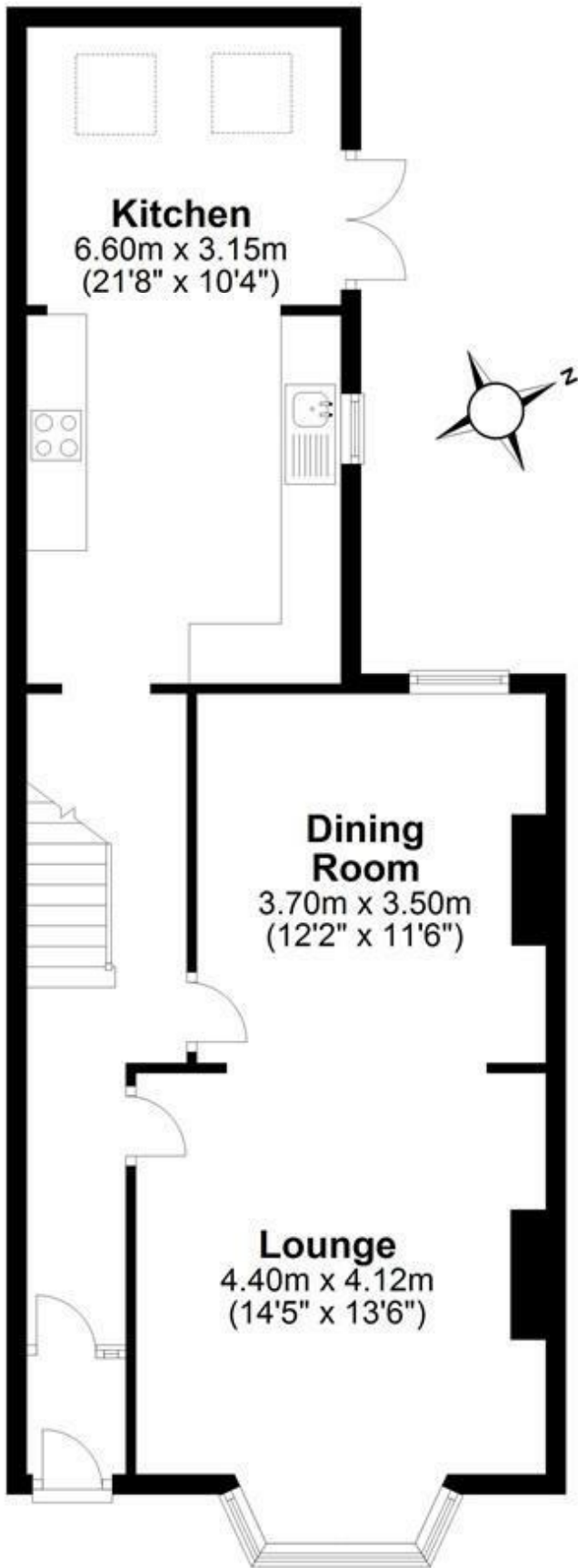


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Ground Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



First Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 116.0 sq. metres (1248.3 sq. feet)
For illustration purposes only - not to scale