



28 Upper Sandhurst Road, Bristol, BS4 3RT

Guide Price £330,000

A delightful double bayed period terraced home ideally situated in the ever-popular Sands area of Brislington being just a short stroll from the independent shops and cafe's on Sandy Park Road with great transport links to the City Centre. The accommodation briefly comprises an entrance hallway that leads to an open-plan bayed lounge dining room and a fitted kitchen, plus a stylish ground-floor bathroom. On the first floor are two double bedrooms and a further bathroom. Further benefits include a good sized rear garden and offered with no onward chain. This property could be the perfect for those wishing to make a home theirs!

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Accommodation Comprises

Entrance

uPVC double glazed front door into:-

Hall



Spindled staircase with an opening under, utility cupboard, storage cupboard, radiator, door accessing:-

Ground Floor Bathroom 9'7" x 5'4" (2.94m x 1.64m)



Modern fitted suite comprising vanity wash hand basin, w/c and a shower bath with a mains shower and a glazed screen, part tiled walls, chrome heated towel rail.

Lounge/Diner



With an arch divide

Lounge Area 14'5" x 10'9" (4.4m x 3.3)



uPVC double glazed bay window to the front aspect, period coved ceiling, stone fire surround housing a living flame gas fire, virgin media, wall lights, radiator.

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Dining Area 12'9" x 10'9" to alcove (3.9m x 3.3 to alcove)



Built in cupboard, radiator, opening into:-

Kitchen 6'2" x 13'1" (1.9m x 4m)

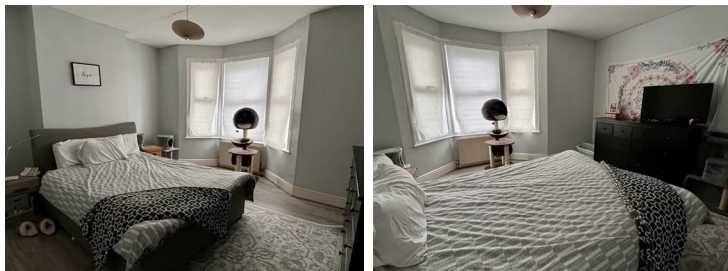


uPVC double glazed door and window to the rear garden, fitted with a range of wall and base units with laminated rolled edge work surface and tiled splashbacks, inset double sink, gas cooker point with an extractor over, plumbing for automatic washing machine, tiled flooring, radiator.

Landing

Doors accessing:-

Bedroom One 14'5" x 13'9" (4.4m x 4.2m)



uPVC double glazed bay window to the front aspect, built in cupboard, radiator.

Bedroom Two 12'9" x 10'9" (3.9m x 3.3m)



uPVC double glazed window to rear aspect, wall mounted Worcester combi boiler, radiator.

Bathroom 7'6" x 5'6" (2.3m x 1.7m)

uPVC double glazed window to rear aspect, fitted with a panelled bath with electric shower over, pedestal wash hand basin, low level w/c, tiled splashbacks, radiator.

Gardens





Front - Enclosed with period tiling.

Rear - Boasting a southerly aspect and being enclosed and presented to patio and lawn.

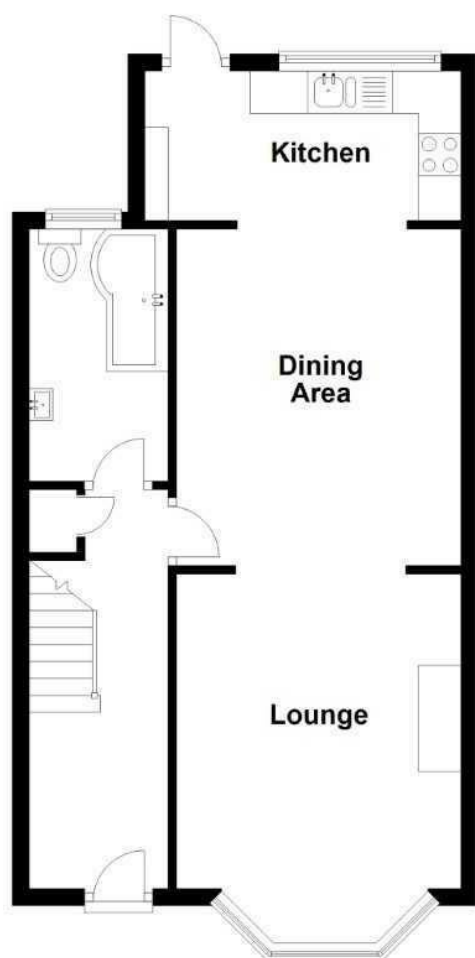


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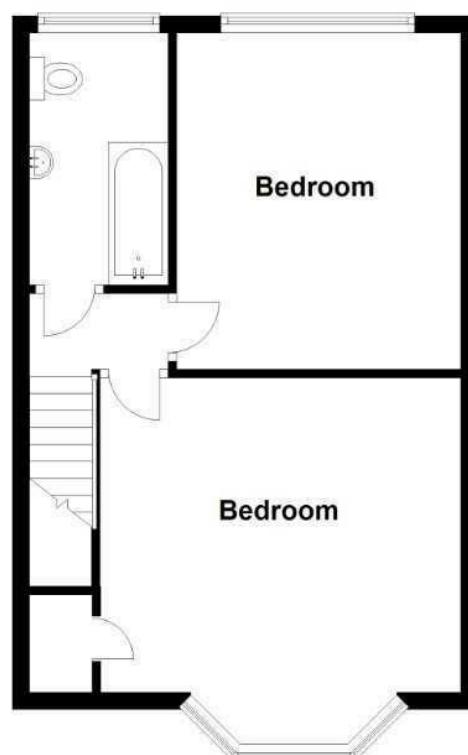
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.