

109 Sandy Park Road  
Brislington  
Bristol  
BS4 3PG  
01179 777 671  
info@greenwoodsonline.co.uk

**greenwoods**  
INDEPENDENT ESTATE AGENTS

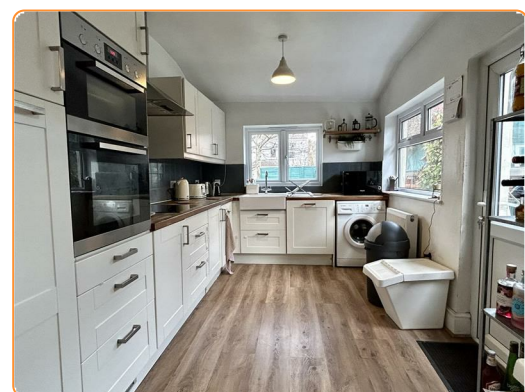
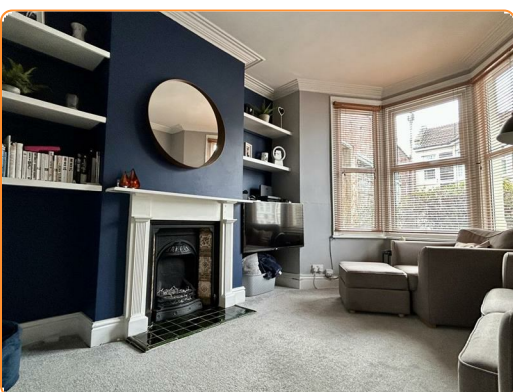
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**16 Belmont Road, Brislington, Bristol, BS4 3PB**

**£410,000**

A delightful Victorian home boasting all of the principle features on the wish lists of all savvy buyers. The well planned accommodation offers a great size kitchen/breakfast room with a selection of integrated appliances including a double oven, induction hob and dishwasher, a bayed lounge with a period fireplace and with an opening to the dining area. On the first floor are three double bedrooms and a family bathroom with shower, whilst outside is a safe, enclosed rear garden with a fascinating 'Viaduct' style wall that adds an interesting feature to the garden. Situated within a stroll of Sandy Park with its shops, cafes and bars, Arnos park and Cemetery to an already impressive specification, we do not anticipate this property being available for long.





16 Belmont Road, Brislington, Bristol, BS4 3PB

Accommodation Comprises

Entrance

Composite double glazed door with stained glass top light, tiled flooring, half glazed original door to:-

Hallway

Period coved ceiling, spindled staircase to the first floor, painted floorboards, meter cupboard, radiator, period style doors to:

Lounge/Dining Rom

With small square opening between

Lounge Area 14'6" x 11'1" (4.42m x 3.40m)

uPVC double glazed bay window to front aspect, period coved ceiling, cast iron period fireplace with tiled inset and hearth with wooden surround, BT Openreach, shelved alcoves, modern column radiator.

Dining Area 11'5" x 8'3" (3.48m x 2.54m)

uPVC double glazed French doors, opening to rear garden, modern column radiator.

Kitchen/Breakfast Room 20'5" x 8'4" (6.24m x 2.55m)

Kitchen Area

Fitted with a range of Shaker style wall and base cupboards with woodblock worktops, contrasting tiled splashbacks and incorporating an eye level double oven, induction 4 ring hob with stainless steel extractor canopy over, integrated dishwasher, plumbing for washing machine, 'Belfast' style sink with chrome swan neck mixer taps, dual aspect uPVC double glazed windows, uPVC half glazed double glazed door to side aspect, radiator.

Breakfast Area

uPVC double glazed window to the side aspect, radiator, Worcester Bosch combination boiler, door to understairs cupboard.

Landing

Balustrade landing, built-in storage cupboard, access hatch with built-in ladder to loft space, doors to:-

Bedroom One 14'6" x 11'8" (4.42m x 3.56m)

uPVC double glazed bay window and casement window to the front aspect, period cast iron fireplace, double radiator.

Bedroom Two 11'3" x 8'9" (3.45m x 2.67m)

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

Bedroom Three 11'3" x 6'11" (3.43m x 2.11m)

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

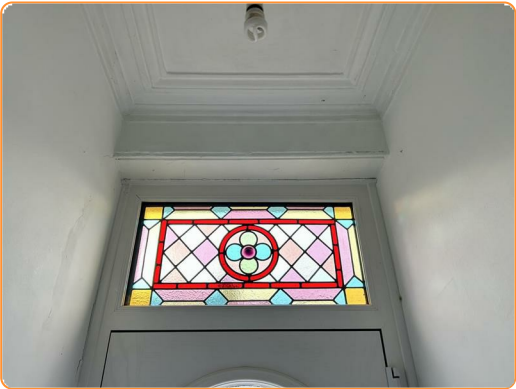
Bathroom

Fitted with a period style suite to include low level w/c, wash hand basin and panelled bath with a mains Monsoon shower, heated towel rail, Metro style tiling, radiator.

Gardens

Front:- Enclosed by a stone boundary wall with a tiled path to front door, flowers and shrubs.

Rear:- Enclosed with a feature Viaduct style boundary wall and inset fence panels, laid mostly to lawn with flower beds and borders, wooden garden shed.



| Energy Efficiency Rating                    |         |           |       | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |       |
|---------------------------------------------|---------|-----------|-------|-----------------------------------------------------------------|---------|-----------|-------|
| How energy efficient is your property?      | Current | Potential | Score | How environmentally friendly is your property?                  | Current | Potential | Score |
| Very energy efficient - lower running costs | A       | B+        | 83    | Very environmentally friendly - lower CO <sub>2</sub> emissions | A       | B+        | 83    |
| Energy efficient                            | B       | B         | 79    | Environmentally friendly                                        | B       | B         | 79    |
| Decent                                      | C       | C         | 73    | Decent                                                          | C       | C         | 73    |
| Below average                               | D       | D         | 69    | Below average                                                   | D       | D         | 69    |
| Energy inefficient - higher running costs   | E       | E         | 65    | Energy inefficient - higher CO <sub>2</sub> emissions           | E       | E         | 65    |
| Very energy inefficient                     | F       | F         | 55    | Very energy inefficient - higher CO <sub>2</sub> emissions      | F       | F         | 55    |
| Very poor                                   | G       | G         | 45    | Very poor                                                       | G       | G         | 45    |
| England & Wales 2008/1 EPC                  |         |           |       | England & Wales 2008/1 EPC                                      |         |           |       |