



## 558 Bath Road, Bristol, BS31 3JN Offers In The Region Of £645,000

Nestled in the charming village of Salford, this generously sized four-bedroom Victorian semi-detached family home on Bath Road presents an exceptional opportunity for those seeking a blend of period charm and modern convenience. The property is set in an elevated position, offering well-proportioned and flexible accommodation that is perfect for family living.

As you enter, you will be greeted by three inviting reception rooms, each adorned with delightful period features that enhance the character of the home. The property boasts two bathrooms, ensuring ample facilities for family and guests alike. With uPVC double glazing and gas-fired central heating, comfort is assured throughout the seasons.

The mature gardens surrounding the home provide a tranquil retreat, complete with far-reaching views towards Kelston, making it an ideal space for relaxation or entertaining. For those with vehicles, the property offers parking for four vehicles comprising two leased parking spaces and a single garage with parking to the front.

Entrance via front door located on the side of the property into

### Hallway



Stairs rising to first floor landing, 2 radiators, Oak flooring, picture rails, coving, stained glass features, stained glass period door to downstairs w/c, doors to

### Living Room

16'4" x 13'5" (5.0 x 4.1)



uPVC double glazed feature bay window to front aspect with stained glass panelling, wood flooring, picture rails, double radiator, feature living flame gas fire with marble surround and mantel over and granite hearth.

### Study

13'9" x 9'6" (4.2 x 2.9)



uPVC double glazed window to front aspect with

stained glass panelling, large single radiator, picture rail.

### Downstairs W/C

8'2" x 3'11" (2.5 x 1.2)



uPVC obscured slimline window to side aspect, concealed cistern w/c, pedestal wash hand basin, single radiator, part panelled walls, coving.

### Bedroom Four

11'9" x 9'2" (3.6 x 2.8)



uPVC double glazed window to rear aspect, period style radiator, coving, picture rail, feature fire with surround and mantel over with decorative tiled slips.

### Dining Room

13'1" x 10'9" (4.0 x 3.3)



uPVC double glazed window to rear aspect, wood flooring, coving, contemporary wall mounted radiator, feature fire opening with stone surround and mantel over, storage cupboard with shelving, door to

### Kitchen

15'8" x 10'9" (4.8 x 3.3)



Double glazed windows to rear aspect, pedestrian door giving access to garden, a range of wall and floor units with wooden worksurface over, Belfast style sink with contemporary mixer taps over, tiled splashbacks, space for Rangemaster style cooker with extractor hood over, integrated washing machine and dishwasher, built in fridge and freezer, under unit lighting, inset spots, Velux windows, tiled flooring.

### First Floor Landing

Stairs leading to loft room, doors to

### Master Bedroom

16'4" x 12'9" (5.0 x 3.9)



uPVC double glazed feature bay window to front aspect, double radiator, picture rails, coving, a range of fitted wardrobes and drawers, feature period fireplace with surround and mantel over.

### Bedroom Two

13'5" x 11'9" (4.1 x 3.6)



uPVC double glazed window to rear aspect, period style radiator, picture rail, feature period fireplace with surround and mantel over.

### Bedroom Three

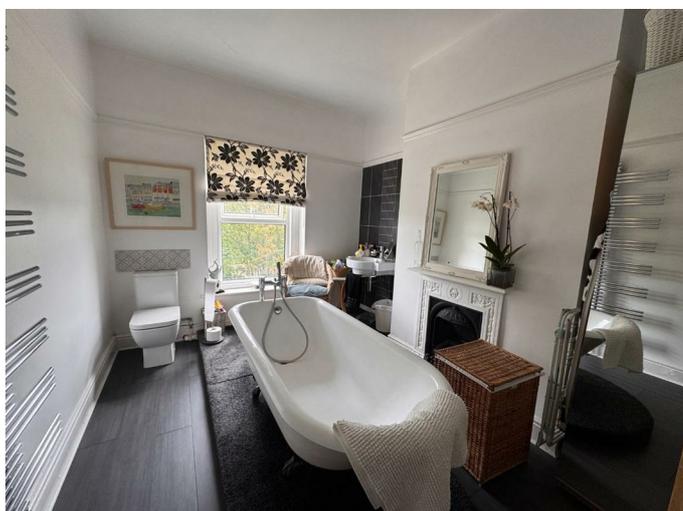
13'5" x 10'9" (4.1 x 3.3)



uPVC double glazed window to rear aspect, single radiator, built in storage cupboard, period fireplace with surround and mantel over.

### Family Bathroom

13'9" x 9'10" (4.2 x 3.0)



uPVC obscured double glazed window to front aspect, suite comprising low level w/c, centrally located roll top bath with taps and shower attachment, contemporary wash hand basin with chrome mixer taps over, picture rail, contemporary wall mounted chrome radiator, feature fireplace with surround and mantel over.

### Family Shower Room

7'6" x 5'10" (2.3 x 1.8)



uPVC obscured double glazed window to side aspect, suite comprising low level w/c, pedestal wash hand basin, fully tiled shower cubicle with hinged shower screen and Triton electric shower over, part tiled, inset spots, extractor, tile effect flooring, chrome heated towel rail.

### Loft Room

Accessed via wooden fixed stairs, window to rear aspect.

### Outside



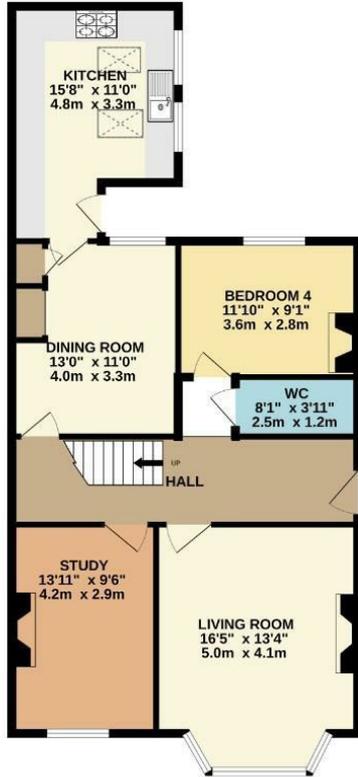
The front of the property is accessed via wrought iron gates onto a part gravel stepped pathway leading to the side of the property to the front door. The front garden is mature and well established, laid mainly to lawn with rockery style borders containing a mixture of herbaceous perennials, rockery plants, roses and evergreen trees and shrubs. The rear has a courtyard style garden accessed from the kitchen and from the front of the property which is laid mainly to patio and gravel for ease of maintenance, an ideal area for outside entertaining, further steps lead up to the top garden which is accessed via a wooden gate. This area is laid mainly to lawn with well stocked borders and a further seating area accessed via a gravel pathway. The top garden is mature with a potting shed which is included in the sale. The garden is mainly enclosed by wooden featheredge fencing and fence panels.

### Agents Note:

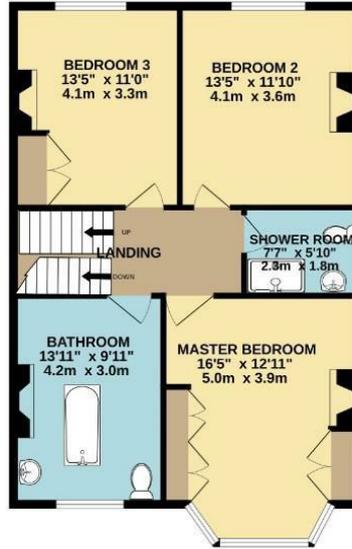
Parking spaces are leased at a cost of £40.00 per month per space.

# Floor Plan

GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



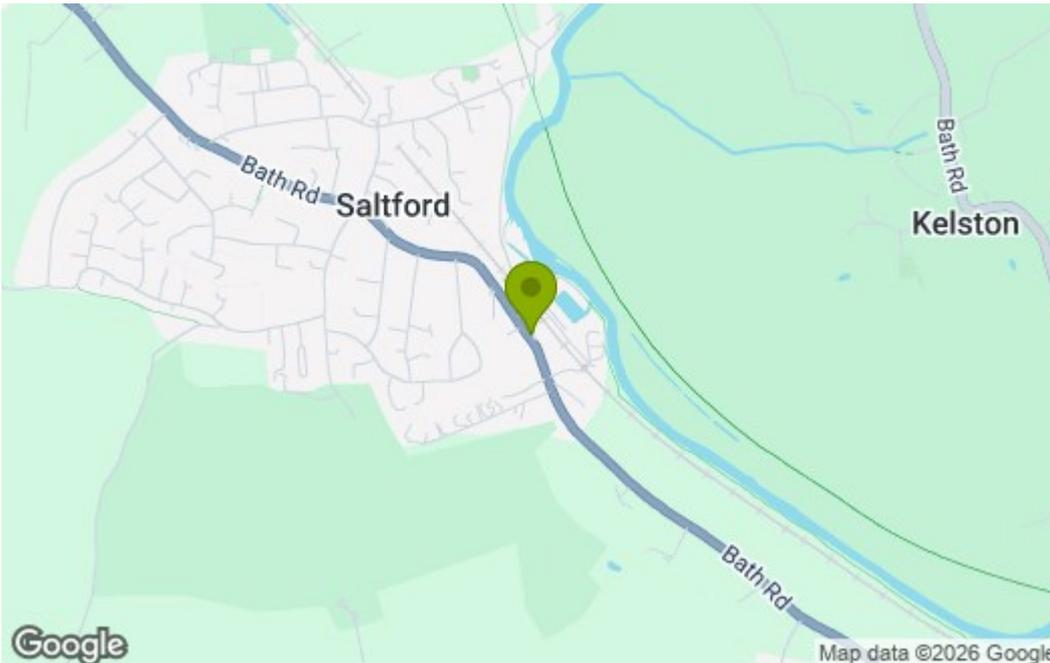
1ST FLOOR  
754 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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