



8 Sandhurst Road, Bristol, BS4 3PJ

£450,000

Perfectly situated in the heart of the ever popular Sands area of Brislington is this stunning terraced home offering beautifully presented accommodation with a fabulous loft conversion giving a spacious master suite. The property boasts a bayed sitting room with period style fireplace and an open plan kitchen/dining room which opens directly to the rear garden, making the perfect space for entertaining. To the first floor are two spacious double bedrooms plus a study/nursery and a modern bathroom. Stairs from the landing lead to a fabulous dormer loft conversion with ensuite shower room. Perfectly located, with the various independent cafe's and shops on Sandy Park Road just at the end of the road, as well excellent public transport links and green spaces, this superb home is sure to be popular and an early viewing is strongly recommended!

Hallway

11'9 x 5'3 (3.58m x 1.60m)



Master Bedroom

15'11 x 11'3 (4.85m x 3.43m)



Sitting Room

13'1 x 10'7 (3.99m x 3.23m)



Ensuite Shower Room



Kitchen/Dining Room

15'10 x 13'1 max (4.83m x 3.99m max)



Bedroom Two

12'1 x 9'2 (3.68m x 2.79m)



Landing



Bedroom Three

13'6 x 9'1 (4.11m x 2.77m)



Study

7'5 x 5'5 (2.26m x 1.65m)



Bathroom

8'6 x 6'7 (2.59m x 2.01m)



Rear Garden



Rear Elevation



General

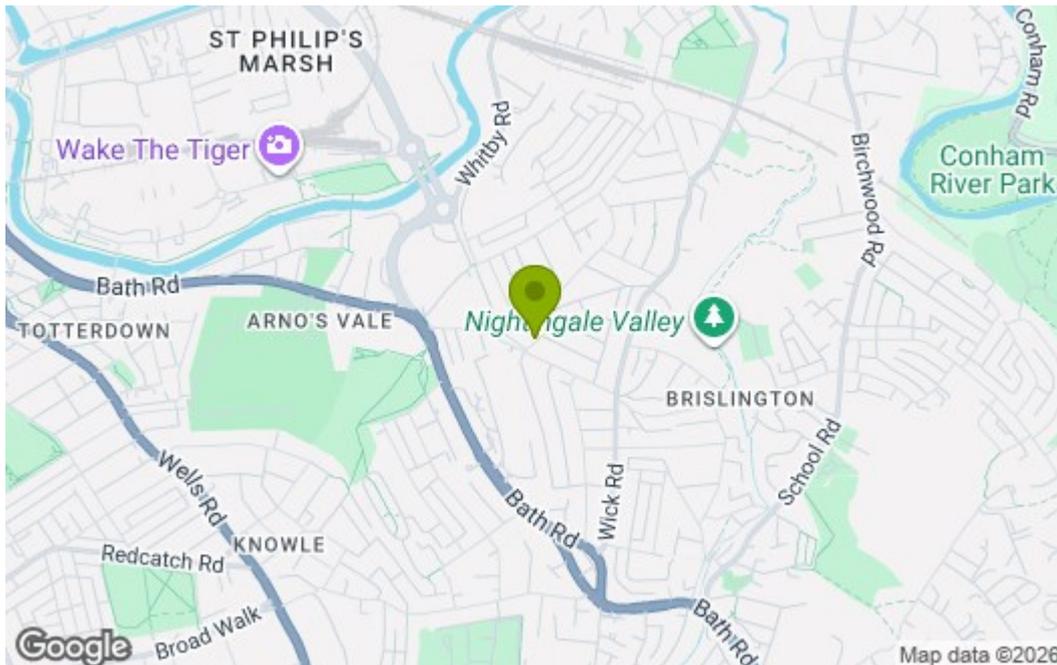
The land is subject to a perpetual yearly rentcharge of £2.15. This has been unclaimed during the sellers ownership.

Floor Plan

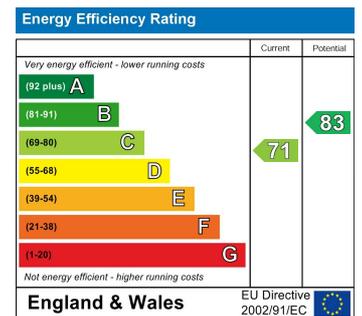


Total area: approx. 101.0 sq. metres (1087.5 sq. feet)
8 Sandhurst, Bristol

Area Map



Energy Efficiency Graph



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