

38 Upper Sandhurst Road, Bristol, BS4 3RT

£385,000

On the surface, you may assume this is just another terrace, however there's an awful lot more going on at this three-bedroom house! As well as being ideally positioned in the much sought-after location of Sandy Park and enjoying all the benefits this great location offers including, public transport links, excellent schools, and a variety of local amenities on Sandy Park Road just a short walk away, the real standout feature of this property is the exceptional and rare outdoor space. Beyond the good sized rear garden lies an additional large plot, lovingly developed by the previous owner into a private secret garden and productive allotment—a true haven for those with green fingers or a love of nature.

The property is in need of general updating, offering a wonderful opportunity for first-time buyers, families, or keen gardeners to place their own stamp on a new home. Inside, you'll find two reception rooms, a kitchen and ground floor bathroom. Whilst upstairs are three bedrooms, including two doubles and a single, making it ideal for growing families or those needing a home office or guest room.

This unique property offers endless potential in a family-friendly setting—perfect for creating your dream home and enjoying a peaceful lifestyle with plenty of room to grow.

Entrance Hallway



Bathroom

7'8 x 6'2 (2.34m x 1.88m)



Sitting Room

14' x 11'1 (4.27m x 3.38m)



Master Bedroom

14' x 13'10 (4.27m x 4.22m)



Dining Room

12'10 x 11'1 (3.91m x 3.38m)



Bedroom Two

12'10 x 10'9 (3.91m x 3.28m)



Kitchen

14'4 x 7'8 (4.37m x 2.34m)



Bedroom Three

9'9 x 5'7 (2.97m x 1.70m)



Rear Garden



Additional Land



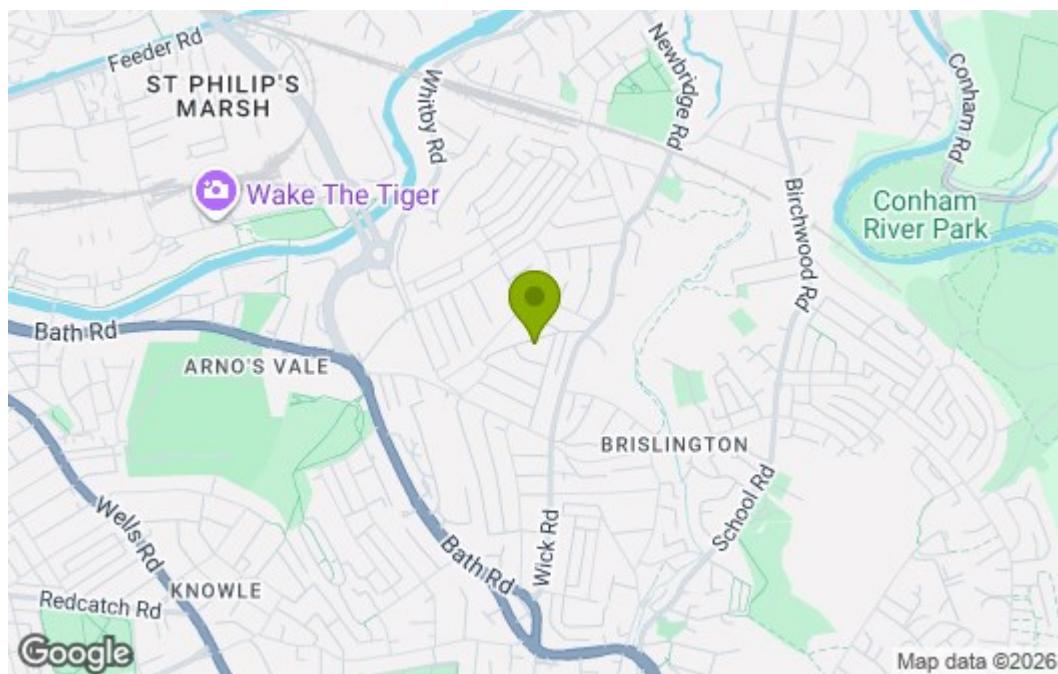
General

The land in this title is subject to a perpetual yearly rentcharge of £2.15s

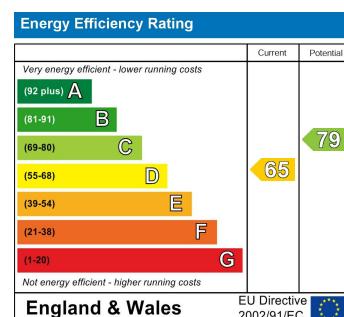
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.