



38 Upper Sandhurst Road, Bristol, BS4 3RT

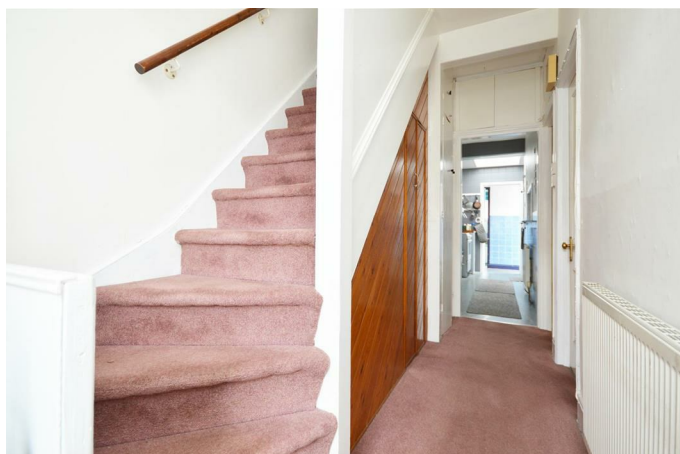
£385,000

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



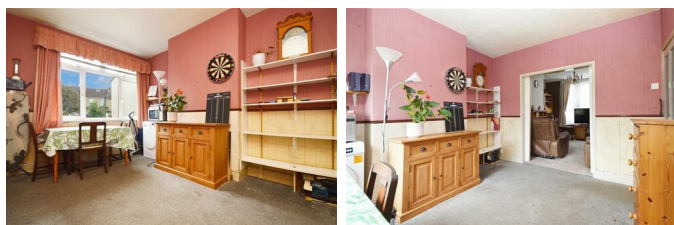
Sitting Room

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



Dining Room

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



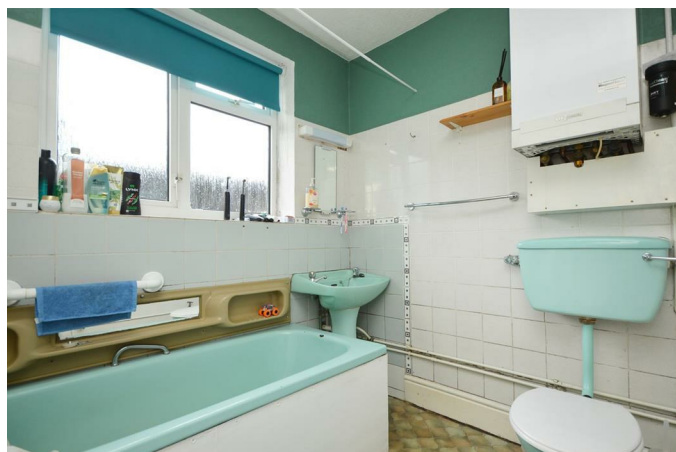
Kitchen

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



Bathroom

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



Master Bedroom

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



Bedroom Two

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



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

