


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Hampstead Road, Bristol, BS4

Approximate Area = 1446 sq ft / 134.3 sq m  
Garage = 238 sq ft / 22.1 sq m  
Total = 1684 sq ft / 156.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Davies & Way. REF: 1250422



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DAVIES & WAY

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120 Hampstead Road, Brislington, Bristol, BS4 3HN



£600,000

An immaculately presented and spacious three bedroom period home situated on a desirable road in Brislington, a short walk to Arnos Park.

- Period property
- Terraced
- Living room
- Dining room
- Kitchen/family room
- WC
- Three double bedrooms
- Bathroom
- Rear garden
- Double garage





# 120 Hampstead Road, Brislington, Bristol, BS4 3HN

Enjoying a highly convenient location on a sought after road with excellent transport links to the city centre, this substantial three bedroom, double bay fronted Victorian home offers modern and immaculate accommodation boasting period features.

Internally the ground floor is entered through an entrance vestibule with original tiles leading to a welcoming hallway, which leads to a living room with bay window and gas feature fireplace as well as a separate dining room with an opening to a sociable kitchen / family room benefiting from fitted appliances, quartz work surfaces and French doors to the rear garden. The ground floor is completed with a useful WC. To the first floor three good sized bedrooms are found serviced by a luxury four piece suite bathroom.

Externally the home benefits from a low maintenance front garden, south westerly facing rear garden and a double garage accessed via a rear lane.

## INTERIOR

### GROUND FLOOR

#### ENTRANCE VESTIBULE 1.3m x 1.2m (4'3" x 3'11" )

Stained glass glazed door to entrance hallway, half wall panelling and original Victorian tiles.

#### ENTRANCE HALLWAY 4.4m x 1.7m (14'5" x 5'6" )

Doors leading to ground floor rooms and a staircase to first floor with pull out storage below. Exposed wooden floorboards, fitted wooden unit housing meters and a radiator.

#### LIVING ROOM 4.7m x 3.9m (into bay) (15'5" x 12'9" (into bay) )

Double glazed bay window to front aspect with bespoke shutters. Victorian style gas fireplace, picture rails, ceiling rose, exposed wooden floorboards, radiator and power points.

#### DINING ROOM 3.4m x 3.3m (11'1" x 10'9" )

Double glazed French doors to rear garden and an opening to kitchen / family room. Fitted storage cupboards with plumbing for washing machine in the understairs cupboard, exposed wooden floorboards, radiator and power points.

#### KITCHEN/FAMILY ROOM 6.9m x 3.6m (22'7" x 11'9" )

Double glazed windows and French doors to rear garden. High quality fitted base units, matching island and breakfast bar with Quartz work surfaces over and integrated appliances including dishwasher, Neff double slide and hide oven (doubling as a microwave) and an Elica induction hob with down draft extractor. Fitted pull out bin storage, space for an American sized fridge/freezer, one and a quarter Belfast sink with filtered water mixer tap over also benefiting from a boiling water setting. Spotlights and tiled flooring to kitchen area. Exposed floorboards, original picture rails and coving to family area as well as a wood burner. Radiators and power points.

#### WC 1.3m x 0.8m (4'3" x 2'7" )

Wash hand basin with storage cupboard below and mixer tap over, low level WC, half tiled walls and an extractor activated with light switch.

### FIRST FLOOR

#### LANDING 6.2m x 1.8m (20'4" x 5'10" )

Doors leading to first floor rooms and access to loft via a hatch. Airing cupboard housing gas Worcester boiler, radiator and power points.

#### BEDROOM ONE 4.6m x 5.2m (into bay) (15'1" x 17'0" (into bay) )

Double glazed bay window and a singular window to front aspect with bespoke shutters. Feature Victorian fireplace, original coving, radiator and power points.

#### BEDROOM TWO 3.4m x 3.2m (11'1" x 10'5" )

Double glazed window to rear aspect, radiator and power points.

#### BEDROOM THREE 4.1m x 3.6m (13'5" x 11'9" )

to maximum points. Double glazed window to rear aspect, radiator and power points.

#### BATHROOM 4.1m x 2.5m (13'5" x 8'2" )

to maximum points. Double glazed obscured window to side aspect. Walk in shower cubicle with rainfall attachment over and a niche shelf. Freestanding roll top bath with shower attachment connected to taps. Wash hand basin with drawers below and a mixer tap over, low level WC, tiled flooring and tiled splashbacks to wet areas. Spotlights and two heated towel rails.

### EXTERIOR

#### FRONT OF PROPERTY

Tiled pathway to front door with laid to gravel for ease of maintenance.

#### REAR GARDEN

Mainly laid to lawn with block paving bordering flower beds and a patio area for outdoor dining. Fenced boundaries with gated access to rear and pedestrian access to garage.

#### GARAGE 4.9m x 4.4m (16'0" x 14'5" )

Accessed via rear lane. Roller garage door, pedestrian door to rear garden and single glazed windows. Lighting and power points.

### TENURE

This property is freehold.

### COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

Local authority: Bristol City

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE, Vodafone and O2 - all likely available (Source - Ofcom).

