



25 Sandford Road, Hotwells, Bristol, BS8 4QG  
Offers In Excess Of £425,000

P Permit holders only  
CH  
Mon - Sat  
9 am - 7 pm

Hollis Morgan - A well-proportioned period family home located in a sought after enclave of Hotwells. An early viewing is highly recommended.

- Victorian Terrace
- Three Bedrooms
- Two Receptions
- Loft Room
- Private Garden
- Open Fireplace
- Hotwells Primary School Catchment
- Excellent Transport Links
- Gas Central Heating

#### Description

This charming Victorian family home has all the proportions and period detailing expected of a home of this era alongside the inherent benefits of a modernised property with light and airy accommodation arranged over two levels and the added bonus of a loft room. Where expected the original features have been retained such as fireplaces, sash windows, stripped timber floors and ceiling cornices resulting in a fine home in excellent decorative order with both convenience and charm.

#### Hallway

Entrance vestibule, stripped floorboards.

#### Reception 1 ( 14'1 x 11'6 )

Stripped floorboards, feature fireplace, original sash bay window to front elevation, cornice coving, radiator.

#### Dining room ( 11'7 x 9'9 )

Open plan dining area, stripped floorboards, serving hatch, double glazed window to rear.

#### Kitchen ( 10'5 x 9'10 )

Range of matching wall and base units, laminated worksurfaces, stainless steel sink with mixer tap, oven with gas hob, space for appliances, radiator, inset spotlights.

#### Separate W.C

Wash basin, W.C, window, radiator, tiled flooring.

#### Bedroom 1 ( 14 x 10'4 )

Original Sash bay window to front elevation, storage space, radiator.

#### Bedroom 2 ( 11'7 x 9'9 )

Double glazed window to rear, storage space, radiator.

#### Bedroom 3 ( 7'2 x 9'9 )

Window to rear, integrated storage space, radiator.

#### Separate W.C

Wash basin, W.C, tiled floor, Window.

#### Family Bathroom

White suite comprising bath with overhead shower, basin, tiled flooring, window, heated towel rail.

#### Loft Room (14'5 x 15)

Velux window, power and lighting, ample storage space, brick exposed chimney.

#### Rear Garden

Lawned garden with patio area and border surround.

#### Location

This unique location offers an excellent alternative to Clifton or the City Centre with outstanding views and pedestrian access to Clifton Village via Hinton Lane. The property is a short stroll away from the Bristol Harbour and offers superb access to the amenities which the City Centre and Park Street have to offer, whilst Bristol University and Bristol Royal Infirmary are also within 2 miles. Excellent access to the Portney and region's motorway network. Hotwells Primary catchment.

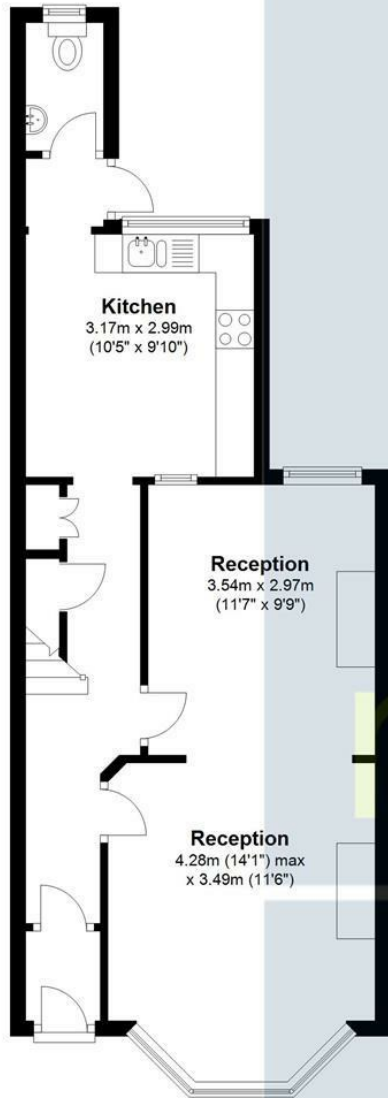
#### Tenure

Freehold.



### Ground Floor

Approx. 45.9 sq. metres (494.2 sq. feet)



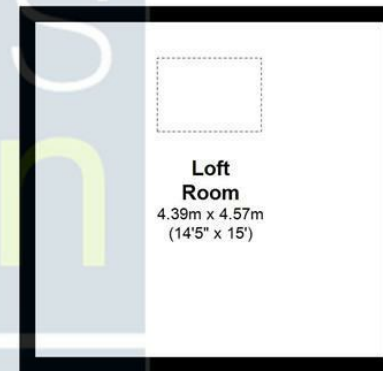
### First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



### Second Floor

Approx. 20.1 sq. metres (215.8 sq. feet)



Total area: approx. 109.0 sq. metres (1173.0 sq. feet)

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

| Energy Efficiency Rating   |                         | Environmental Impact (CO <sub>2</sub> ) Rating   |                         |
|--|-------------------------|--|-------------------------|
| Current  | Potential               | Current  | Potential               |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> |                         | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |                         |
|  | 73                      |  | 67                      |
|  | 51                      |  | 44                      |
| England & Wales  | EU Directive 2002/91/EC | England & Wales  | EU Directive 2002/91/EC |

hollis  
morgan

---