

estate agents **auctioneers**

**hollis
morgan**



124 Cromwell Road, St. Andrews, Bristol, BS6 5EZ

£700,000

A magnificent three story semi detached period home spanning circa 2800 sq ft. Internal updating required. Please read details regarding subsidence works before enquiring.

- Large Victorian semi detached house
- 6 bedrooms
- Large kitchen diner
- Front and back garden
- Original features
- Close to St Andrews Park
- Impressive views over Bristol
- Large driveway

The Property

A rare opportunity to acquire this spaciouly extended six bedroom semi-detached family home. This large family Victorian property offers versatile accomodation over 3 floors and still exhibits many original features including tall skirting boards, ceiling rose and cornices. Entrance to the property is made on the side of the house via a large front door through a vestibule laid with original flooring. The internal front door opens onto a large and welcoming hallway leading on to the front to a spacious bedroom and living room with large bay window, and to the back a double bedroom, shower room with 2 piece suite and walk in electric shower and, finally, an extensive modern kitchen/ dining room with shaker style cream wall and floor units, black kitchen work surface and breakfast bar and black vinyl tiles flooring. The kitchen leads on to a bright laundry room with sink and ample space for a washing machine, tumble dryer and freezers. A double glazed door opens up onto a secure enclosed paved garden with access to the side of the house via a metal door. A practical solid garden shed offers space for garden tools and furniture. On the first floor, the Master bedroom enjoys stunning views over Bristol with a large bay window and offers generous storage space with its large, fitted cupboard. The second bedroom at the front also benefits from views over the city and is also a good size double bedroom. The 3rd bedroom is equally large and is located to the back of the property alongside a smaller 4th bedroom with fitted cupboard housing a boiler. Completing the first floor is a family bathroom fitted with a 3-piece white suite consisting of a bath with electric shower, basin on pedestal and WC and large window. The top floor offers 2 large bright bedrooms to the back and the front of the property and a 3rd room adjoining the front bedroom could be used as a very spacious walk-in wardrobe or could be developed into a large ensuite bathroom. The front garden offers ample space with a lawned area and large driveway. This property is an excellent and unique opportunity to acquire a large family home in a very thought after location.

Further Information

Please note over recent years minor subsidence has been treated. Proof of works/claims available upon request.

Location

Cromwell Road is one of the premier roads in St Andrews within easy reach of Cheltenham Road and Gloucester Road with its eclectic range of shops and restaurants and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol. The popular St Andrews Park is only a few minutes walk. There is a railway station nearby connecting with Temple Meads with high speed train services to many parts of the country.

Other Information

Freehold
Council Tax Band: F

Please Note

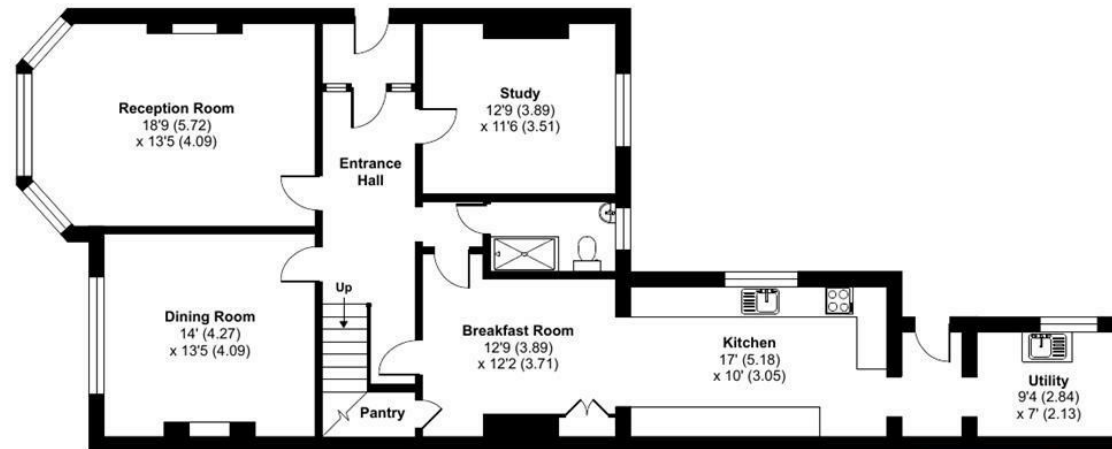
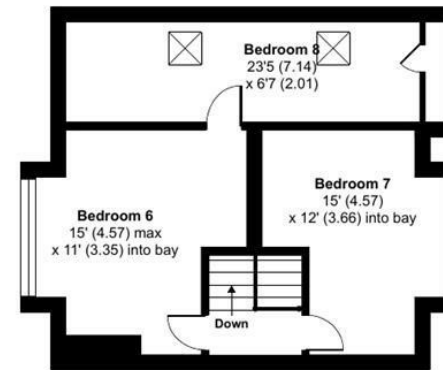
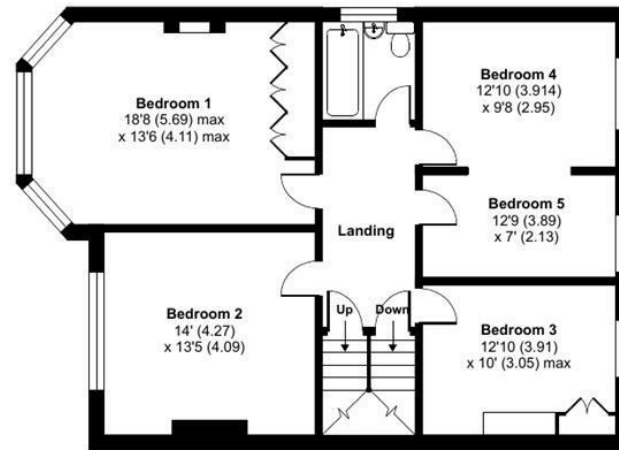
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Cromwell Road, St. Andrews, Bristol, BS6

Approximate Area = 2821 sq ft / 262 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Hollis Morgan. REF: 889065



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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