

estate agents **auctioneers**

**hollis
morgan**



59 Belmont Road, St. Andrews, Bristol, BS6 5AP

£599,950

Hollis Morgan - An elegant & well-proportioned Victorian family home situated yards from St Andrews Park

Description

59 Belmont Road is a well presented two story Victorian built family home situated in the heart of St Andrews, the generous 1300 Sq ft accommodation has been carefully restored and maintained over recent years, with a tasteful finish instilled throughout. Whilst modernised the property still retains original features with stripped boards, cornice coving and fireplaces throughout.

Ground Floor;

Hallway

Entrance vestibule leading to hallway, down stairs W.C with tiled flooring and wash basin.

Lounge (15'5' x 13'3)

Stripped floor boards, open fire with marble surround, storage cupboards, bay window with shutters, radiator.

Dining Room (12'2 x 12'1)

Stripped floor boards, open fire with marble surround, radiator, french doors leading to garden

Kitchen/Breakfast Room (20'6 x 9'6)

Modern fitted kitchen with a range of matching & base units, granite worksurfaces, gas cooker, sink/drainers, plumbing for appliances. Further benefit include dining space and access to rear garden.

First Floor;

Landing

Bedroom 1 (15'5 X 13'3)

Double bedroom with period style fireplace, inbuilt wardrobes, radiator, bay window with shutters.

Bedroom 2 (12'2 x 12'1)

Double bedroom with period style fireplace, inbuilt wardrobes, radiator, views to rear.

Bedroom 3 (9'11 x 9' 5)

Double bedroom with period style fireplace, radiator, views to rear.

Bathroom

Contemporary finished three piece suite comprising bath with tiled surround and mains fed shower, low level W.C, tiled flooring and wash basin.

Outside;

Raised patio area, lawn with flower border surround.

Location

Belmont Road is located within the popular suburb of St. Andrews. Local amenities and services are all within walking distance including the vibrant Gloucester Road which offers an array of independent retailers, pubs, bars and restaurants. Bristol City Centre is approximately two miles away.

Tenure

Freehold.



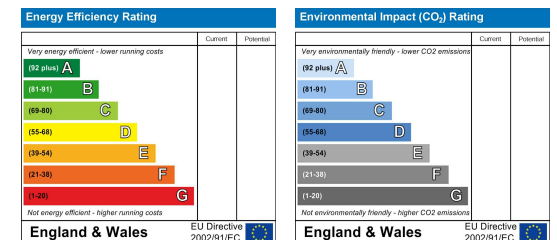


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