

estate agents **auctioneers**

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39 Alfred Hill, Kingsdown, Bristol, BS2 8HN
£475,000



A charming and rare to the market period home set over two floors situated in the heart of Kingsdown.

- Victorian house
- Abundance of period features
- Large kitchen dining area
- 2 double bedrooms
- Good size garden
- Quiet location
- Gas central heating

The Property

This attractive period property nestled in a picturesque cobblestone lane is ideally positioned in a rank of Victorian properties in the ever-popular Kingsdown area in close proximity to the city centre and the vibrant Gloucester Road.

The ground floor accommodation offers a traditional entrance hall with period archway and to the left is a charming and cosy living room with fireplace and beautiful coving and ceiling rose. A light and airy fully fitted kitchen and dining area spans the width of the house. The kitchen is fitted with cream floor and wall cupboards and plenty of work surface with colourful tiled splash backs. A large under stair cupboard offers extra storage and currently houses a tall fridge freezer. A partially glazed door opens onto a good size private garden with shed. The traditional wooden staircase leads to 2 bedrooms and a good size family bathroom. The generous size master bedroom with natural floorboards occupies the front of the property and benefits from plenty of natural light through the 2 sash windows. The fully tiled bathroom offers a bath with overhead shower, wash basin and wc. The charming second bedroom is also full of character with stripped floor boards, traditional sash window and exposed brick wall. Finally, the property offers more storage in the small room adjacent to the second bedroom. This lovely house is a great opportunity to acquire a period house in a very sought area with scope of enhancing its traditional character.

Location

Alfred Hill and the surrounding areas is a popular and attractive location in Kingsdown and within a short walk of the University of Bristol, the city centre and Gloucester Road Road. The property is ideally suited for access to Whiteladies Road and its stylish bars, restaurants and cinema, Gloucester road with its vibrant independent shops, bars and restaurants and the city Centre close by with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive Cabot Circus complex. Local bus routes are located within a short walking distance whilst Redland train station is only 1/4 mile. The motorway network is also easily accessible.

Other Information
Freehold

Council Tax Band: B

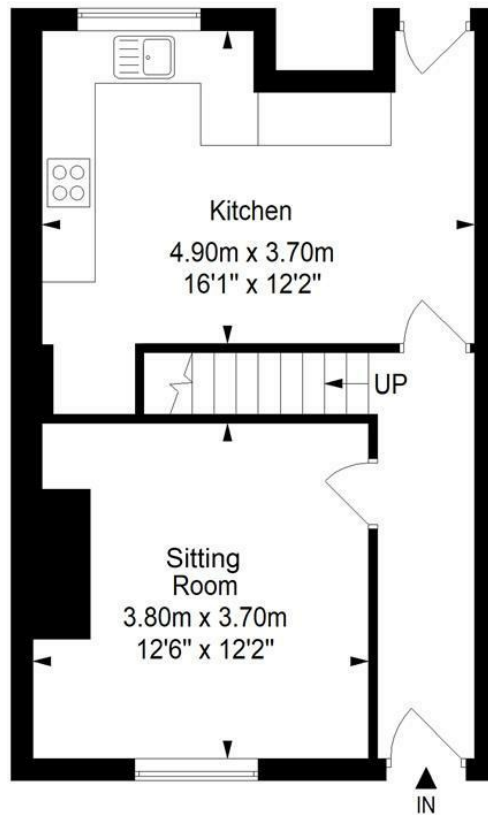
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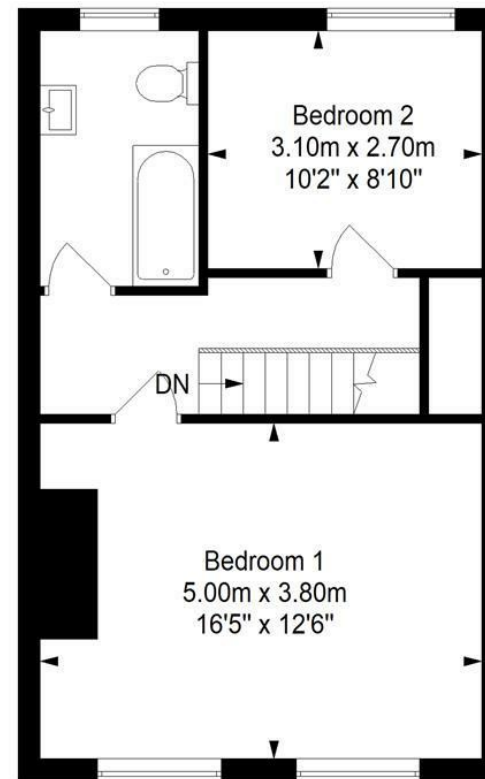


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Approximate Gross Internal Area = 77.4 sq m/ 833.2 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

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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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