

estate agents **auctioneers**



54 Trelawney Road, Cotham, Bristol, BS6 6DZ

Offers In Excess Of £749,950

Hollis Morgan - On the market for the first time in generations, this large (2,100+sq ft) Edwardian family home has five double bedrooms, two large reception rooms and plenty of period features.

- Edwardian Semi Detached Family Home
- Period Features Throughout
- Five Double Bedrooms
- Two Large Reception Rooms
- Modern Kitchen
- Fine Views
- Superb Location
- Close to Cotham School

### The Property

A charming Edwardian semi detached family home ( 2111 Sq FT ) on the market for the first time since the 1950's and occupying an elevated and commanding position on this highly sought after location close to Cotham School. The property has spacious and bright accommodation arranged over 3 floors with an array of period features plus far reaching roof top views, five bedrooms, recently fitted contemporary kitchen & bathroom and a terraced town garden.

Situated on the the ground floor at the front of the building there is a grand reception room with immaculately preserved ceiling details, a large bay window and feature fireplace. There is a further reception room at the rear of the building adjacent to an impressive state of the art and recently fitted modern kitchen with a range of gloss units as well as a number of integrated BOSCH appliances which include fridge/freezer, dishwasher, washing machine, microwave and wine cooler.

The first floor is home to the impressive master bedroom which boasts three front facing windows with shutters, a stripped wooden floor and a built in wardrobe.

In addition, there are a further two double bedrooms and a stunning family bathroom with roll top bath with mains fed shower over, a sink with marble top vanity storage and WC.

There are another two good sized double bedrooms on the top floor with impressive far reaching south easterly views from the bedroom at the front.

### Location

Fabulous location on a well-regarded road in Cotham, within just a few hundred metres of Cotham Gardens Primary School. Cotham Secondary School and Bristol Grammar School within circa 800 metres, also nearby the independent shops, cafes and restaurants of Cotham Hill and within easy reach of Cotham Gardens Park, Redland and Clifton Down train stations and Whiteladies Road, with its further amenities and bus connections to all central areas.

### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Trelawney Road, Cotham, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 2111 SQ FT 196.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



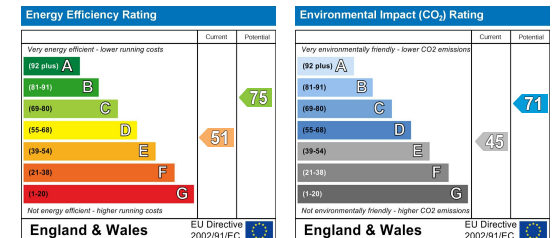
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



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