39 Alfred Hill, Kingsdown, Bristol, BS2 8HN

£450,000

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

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

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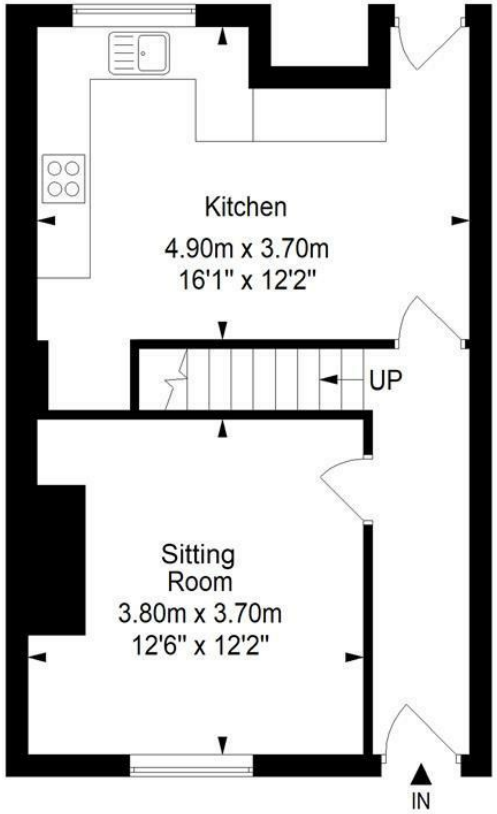
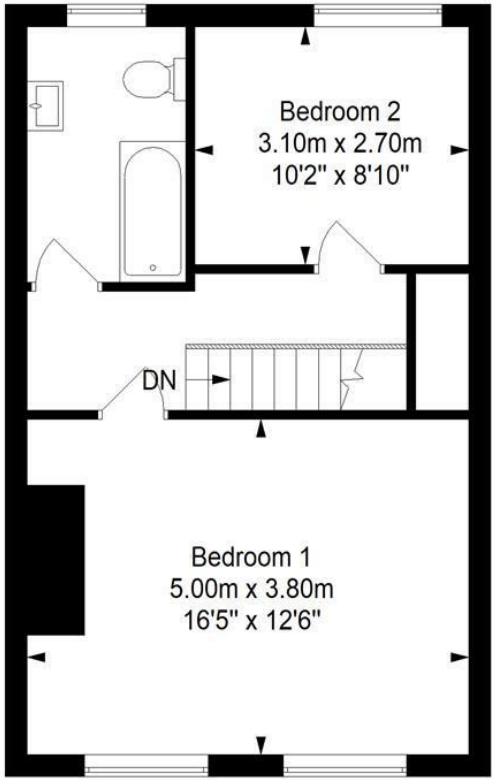
Approximate Gross Internal Area = 77.4 sq m/ 833.2 sq ft



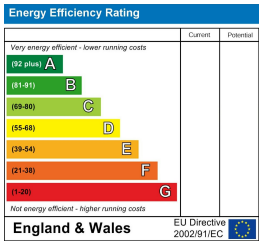
Ground Floor

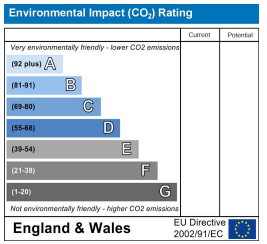


First Floor

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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