



MAGGS
& ALLEN

4 BELTON ROAD

EASTON, BRISTOL, BS5 0JS

£375,000

A pretty, double bay-fronted Victorian terraced home, featuring two double bedrooms, two reception rooms and a south-westerly facing rear garden. Situated on a quiet road in Easton, a short distance from the City Centre. Offered to the market with no onward chain.

Summary

Entering into a long entrance hall providing access to the principal rooms, with engineered oak flooring throughout and a staircase rising to the first floor landing. This in turn leads to the rear reception room, which could be used as a dining space or second sitting room, with a window overlooking the rear garden. Engineered oak flooring flows through an archway to the front reception room, which retains a range of period features including high ceilings, cornicing, a detailed ceiling rose and bay window to the front elevation. The space also features a wood-burning stove, ideal for a winter's evening. Heading through to the kitchen, you will find a range of wall and base-mounted units with work surfaces, including a composite sink with drainer and further space for a cooker, dishwasher and washing machine. The kitchen benefits from tiled flooring throughout, with dual-aspect windows to the side and rear as well as a door leading to the rear garden.

To the first floor, you will find two sizeable double bedrooms, with Bedroom One benefiting from fitted wardrobes and a bay window overlooking Belton Road. Towards the rear of the house, you will find a beautiful four-piece bathroom comprising a toilet, pedestal sink, large shower cubicle and roll-top bath.

Externally

To the front, there is a pretty, walled courtyard with a path leading to the front door.

The rear garden is well-maintained, and benefits from a south-westerly facing aspect - enjoying sun throughout the day and into the evening. The space is primarily laid to stone chippings, with a decked area for entertaining, and raised beds to the side with a paved pathway leading to the rear access gate.

Location

Tucked away on Belton Road, one of Easton's prettiest streets, this home is surrounded by wonderful, colourful Victorian houses. It is surprisingly quiet, even though you're just a stone's throw from Bristol City Centre - because the area is largely free of noisy through-traffic.

Easton really does offer the best of both worlds: a commuter's dream with two local train stations and the M32 close by, with excellent amenities right on your doorstep. Take a short stroll to St Marks Road for its fantastic independent shops and cafes, or pop into local favourites like No. 12 Café, grab a pint at The Greenbank Pub, explore the Public Food Market, or enjoy a delicious meal at Este's Kitchen. It's also a thriving family area, with many neighbours raising children here, and demand for homes continues to grow thanks to the brilliant success of Whitehall Primary and Bannerman Road Primary Schools in close proximity.

Schools

Evergreen Primary Academy - Distance: 0.27 miles

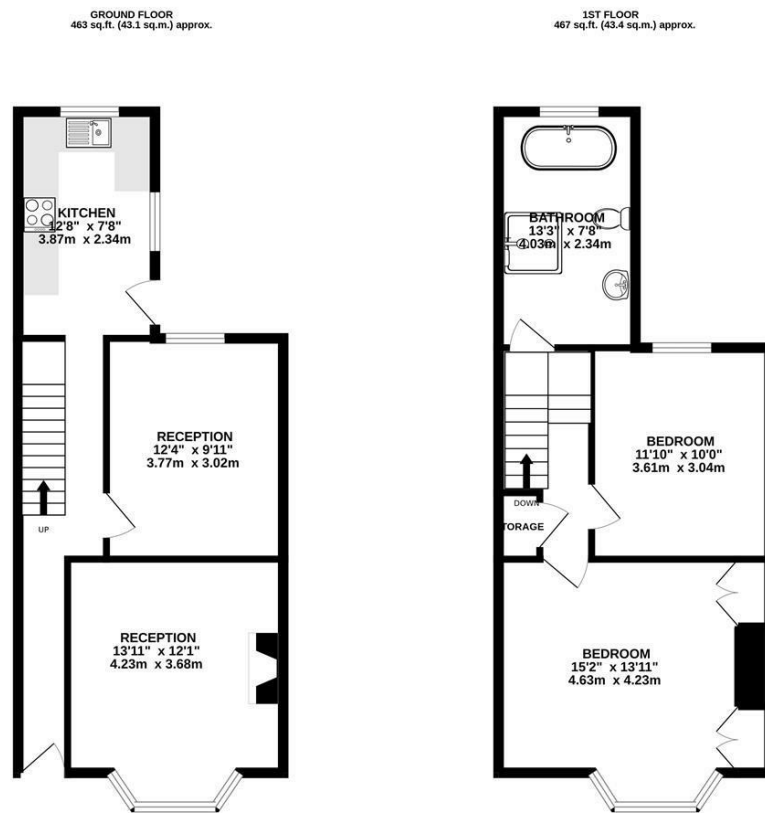
Easton CoFE Primary School - Distance: 0.34 miles

Whitehall Primary School - Distance: 0.55 miles

The City Academy Bristol - Distance: 0.36 miles

Fairfield High School - Distance: 0.84 miles





- Two double-bedroom, Victorian terrace
- Well-maintained, south-westerly facing rear garden with rear access
- Two reception rooms, with some original features retained
- Well-presented accommodation
- Spacious kitchen with rear garden access
- Beautiful four-piece bathroom, featuring a roll top bath
- Offered to the market with no onward chain

Guide Price: £375,000

Tenure: Freehold

Council Tax Band: A

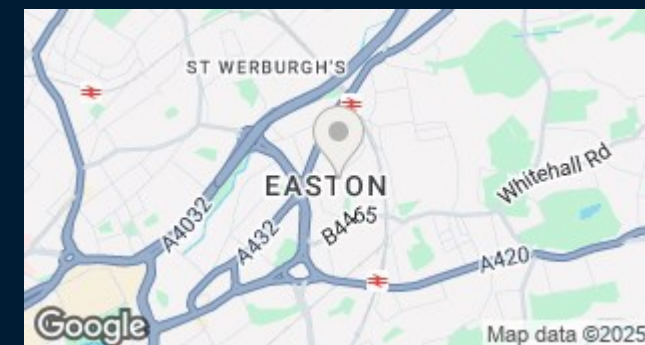
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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