

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Luckwell Road

BEDMINSTER



A brilliant example of a Victorian terraced home in the area that you can move straight into and add your own style. Similar houses on the road and in the area have maximised the space with loft and side extensions, which gives this family home even further potential.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk

I really hope the next home owners enjoy the area and community as much as I have. The convenience of North Street amenities and looking out across the City every morning is something I will miss.

Comments by the Homeowner



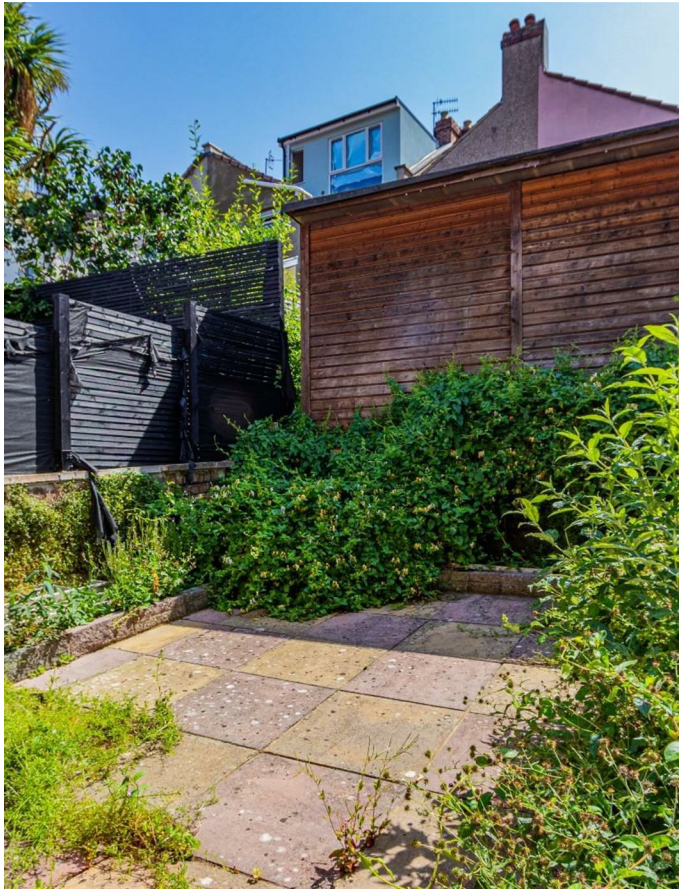
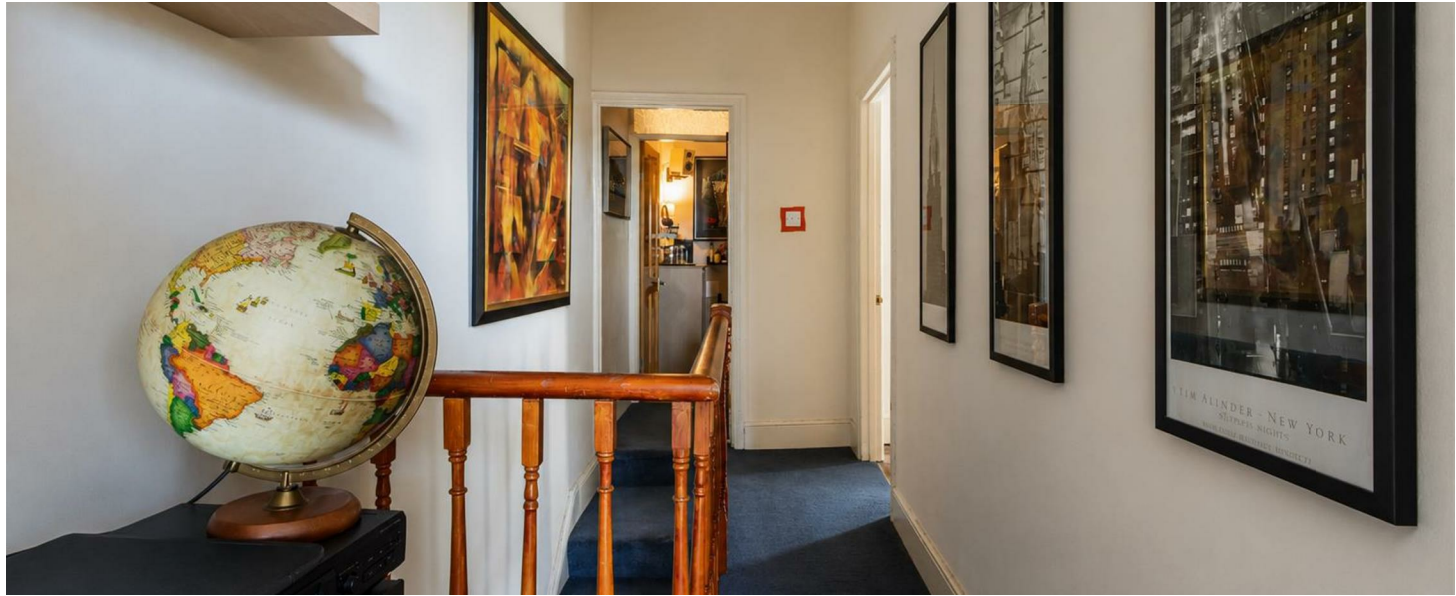


Luckwell Road, Bedminster, Bristol, BS3 3ES

Total Area: 102.8 m² ... 1107 ft²

All measurements are approximate and for display purposes only





Luckwell Road

Bedminster, Bristol, BS3 3ES

Offers In Excess Of

£440,000



3 Bedroom(s)



2 Bathroom(s)



1107.00 sq ft



Contact our
Pontcanna Branch

02920 499680

AIR-CONDITIONED HOME OFFICE / NO CHAIN - Located in the vibrant area of Southville and bordering Bedminster is this impressively sized 3-bedroom family home on Luckwell Road. This bay fronted, Victorian terrace boasts separate living and dining room, fitted kitchen and downstairs bathroom. To the first floor are 3 bedrooms, 2 doubles and a single currently being used as a home office that further benefits Air conditioning, (which is a must have in the present climate, especially if you work from home).

The property spans an impressive 130m² / 1,399 sqft and offers further potential for a fourth bedroom in the loft of side return extension downstairs which would add to the value further. To the rear is a south East facing garden, ideal for catching the morning sun, whilst the front boast views across the park and form the first floor across Bristol to the suspension bridge.

This really is a chance to own in one of Bristol's fastest growing areas. To book your viewing please get in touch with our South Bristol office on 0177 935 465 or email sales@jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk



Entrance Hallway	Garden
	Low maintenace South East facing garden to the rear
Living Room 11'0" x 12'4" (3.37 x 3.77)	Tenure
	We are informed by our client that the property is Freehold this is to be confirmed by your legal advisor.
Dining Room / Second Reception 12'5" x 8'11" (3.79 x 2.73)	Council Tax
	Band - B
Kitchen 9'5" x 13'4" (2.88 x 4.08)	Additional Information
	Air conditioned - perfect if you work form home Modern boiler Solid flooring Excellent rent rertun for BTL investors Options to extend like neighbouring properties - Subject to neseccarry approvals A home to put your own stamp on and enjoy.
Downstairs Bathroom 9'1" x 8'7" (2.77 x 2.63)	
To the first floor	
Bedroom One 14'10" x 12'4" (4.53 x 3.77)	
Large master bedroom to the front elevation with views over the park .	
Bedroom Two 12'5" x 8'7" (3.79 x 2.64)	
Second double bedroom, currently used as a hobby room	
Upstairs Toilet 6'6" x 3'3" (1.99 x 1.01)	
Bedroom Three 9'9" x 6'3" (2.98 x 1.93)	
Currently used as a home office, but could be a child's bedroom or dressing room. This room benefits air-con	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	

