

# St Martins Road, Bristol, BS4 2NQ

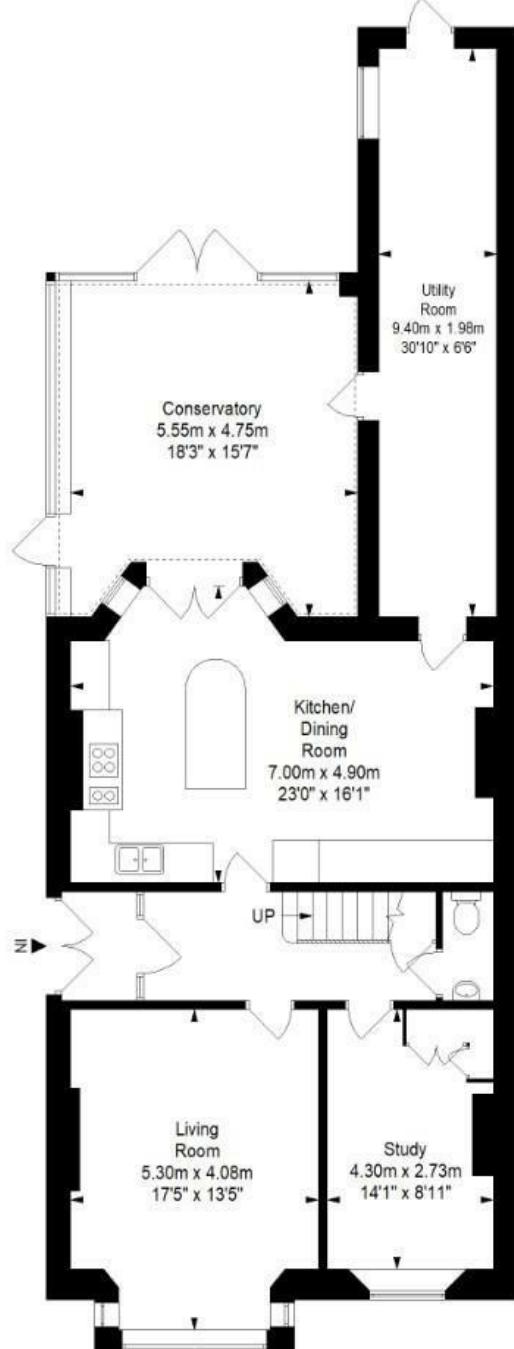
Approximate Gross Internal Area = 244.7 sq m/ 2634.0 sq ft

(Excludes Reduced Headroom Area)

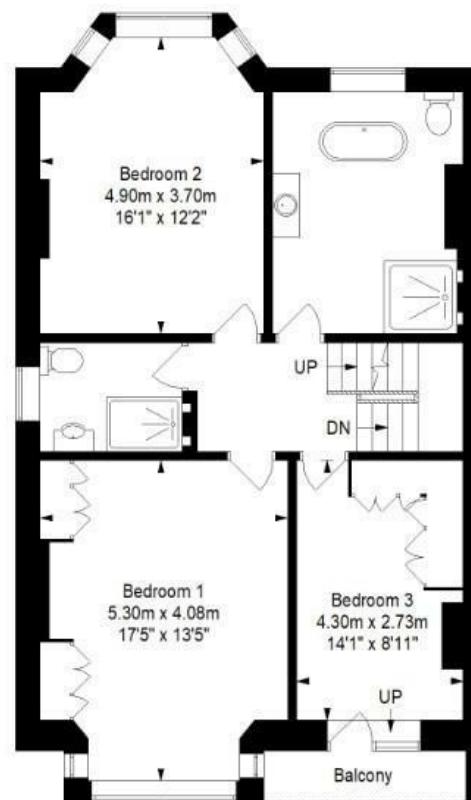
Reduced Headroom Area = 3.2 sq m/ 34.4 sq ft

Total Area = 247.9 sq m/ 2668.4 sq ft

 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second 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

# St. Martins Road

, BRISTOL

£

£1,250,000



BS4 2NQ

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5 Bedrooms



2 Bathrooms

*"Our home is a calm, elegant haven where the city noise melts away the moment you step inside. It's peaceful, warm, and full of light, the kind of place that makes you exhale and slow down. Mornings are best spent with coffee in the conservatory, watching the birds and clouds drift by, or tucked into the living room's cosy bay window where the house feels alive around you. The kitchen is the heart of it all - always buzzing with life - while the conservatory is where we gather for long meals, watching the rain or sunshine on the glass. In winter, the open fireplace wraps the house in comfort; in summer, the terrace becomes a sun trap for tea or BBQs."*

