



75 Repton Road, Bristol, BS4 3LU

£400,000

- Two Double Bedrooms
- Character Property
- Popular Location
- Two Reception Rooms
- Victorian Home
- Upstairs Bathroom
- West Facing Garden
- Private Rear Garden

This 2-bed Victorian terrace is ideally located just outside of the bustle of town but within a local community hosting an array of independent cafes, delicatessens, businesses and eateries. It provides a space of calm in Bristol's vibrant city. This home has been lovingly looked after and maintained keeping the Victorian features whilst adding modern touches to update the property authentically.

The front of the property has a tiled entrance, and a small garden hosting mature shrubs and flowers that have been lovingly maintained to adding to the appeal of this home. Upon entering, a splash of colour from the stained-glass overhead, gives a taste of the Victorian character features to come.

The front living room benefits from morning sun that pours in through the large sash bay windows installed throughout by the current owners which not only fill the room with natural light but also create extra floorspace for furniture and seating. The main centrepiece of this room is the marble edged fireplace that catches the eye.

The second reception room has traditionally been used as a dining room and second lounge with a large window looking onto the rear of the property. The owners have installed a stylish log burner in the heart of this space a perfect area for enjoying cosy winter nights.

Leading on from the dining area is the kitchen which carries a cottage-type feel. A Belfast sink under another large sash window again pays homage to this property's past. A small storage area for white goods ends the property before stepping out into a carefully curated garden hosting several mature trees, shrubs and flowers.

The garden is West facing enjoying a mass of sun during the daytime and early evening.

Upstairs are two double bedrooms, the largest of which spans the whole width of the house, again with large sash bay windows, exposed sanded floorboards and an iron faced fireplaces.

Completing this floor is the expansive, three piece bathroom with view to the rear.

Bedroom One 14'3" x 12'8" (4.36 x 3.87)

Bedroom Two 12'0" x 9'0" (3.66 x 2.75)

Living Room 12'8" x 11'0" (3.88 x 3.36)

Dining Room 12'0" x 11'10" (3.67 x 3.61)

Kitchen 9'4" x 9'1" (2.87 x 2.79)

Bathroom 9'5" x 8'9" (2.88 x 2.67)

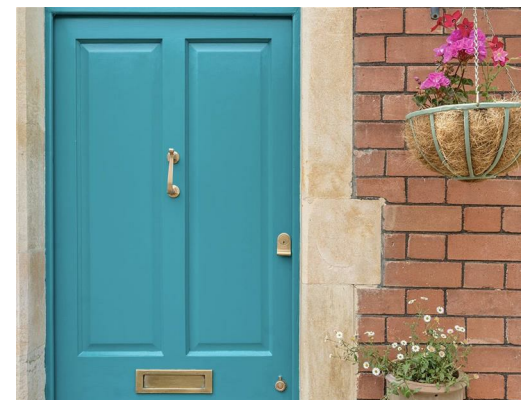
Tenure - Freehold

Council Tax Band - B

EPC - D

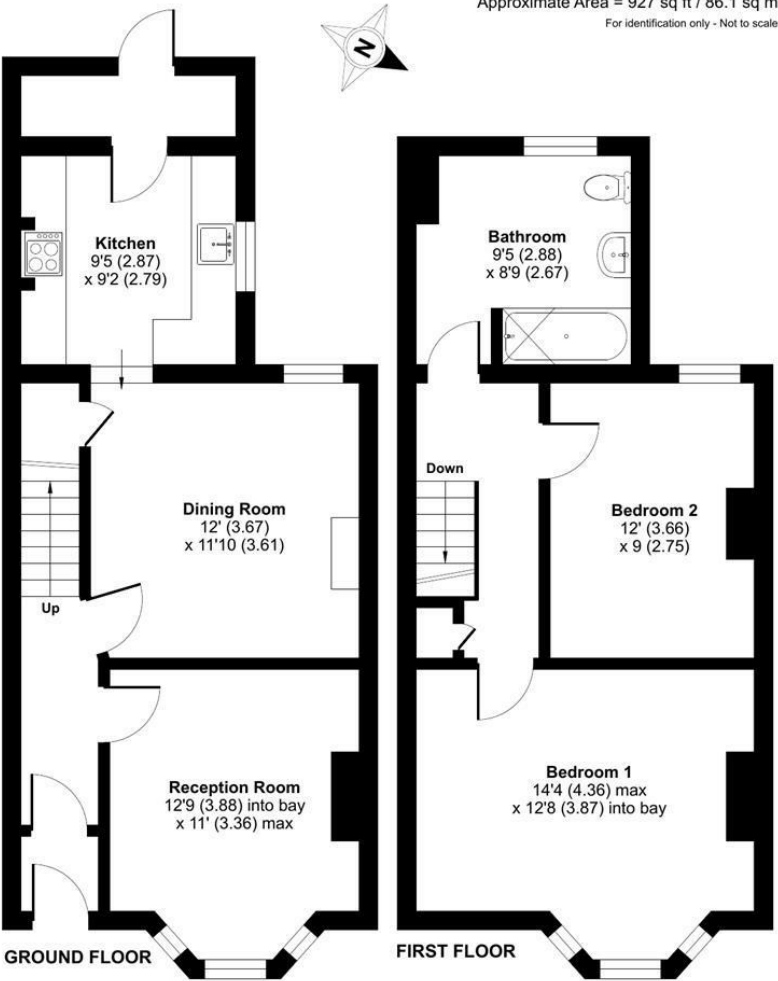
Satisfactory EICR





Repton Road, Bristol, BS4

Approximate Area = 927 sq ft / 86.1 sq m
For identification only - Not to scale

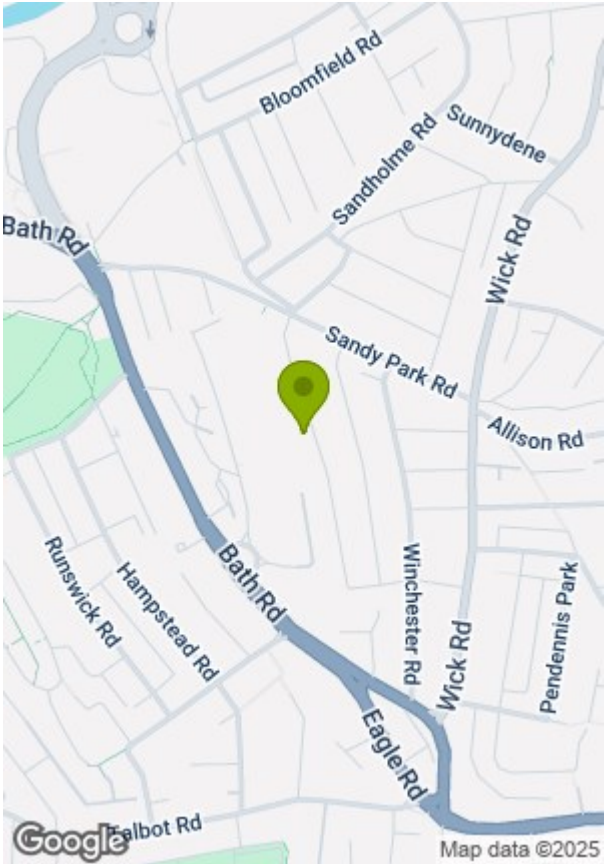


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1304791

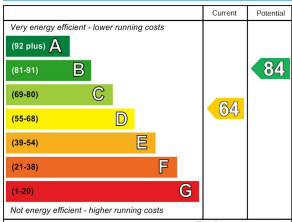
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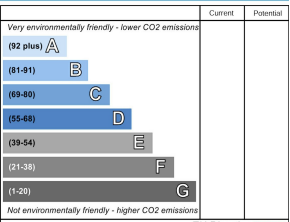


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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