



Repton Road, Brislington

£395,000



- **Three Double Bedrooms**
- **Victorian Home**
- **Two Reception Rooms**
- **Character Property**

- **End of Terrace**
- **Sought After Location**
- **Private Rear Garden**
- **Freehold**

This three double bedroom, end of terrace, Victorian property is a perfect family home or alternatively for those wanting additional living space with two reception rooms and generously sized bathroom.

Situated in a sought after area of Brislington just 0.2 miles from Sandy Park Road which hosts plenty of cafes, bars, shops and pub. In addition to the local amenities Repton Road is surrounded by popular green spaces such as: Arnos Court Park, Nightingale Valley and Victory Park, however it's not just the location that makes this house worth viewing...

After entering into this home to your left is the main reception room, profiting a traditional bay window filling the room with natural light, whilst also allowing extra floor space creating additional seating or storage. A log burner is the second feature of this room, perfect for a cosy winter night watching the fire.

Flowing through from the living room is the second reception room, this is currently opened out and used as a dining space but could be host a range of needs, a play room or potential home office space, to name a few.

At the end of the hallway is the kitchen with new worktops and ceramic sink. Completing the downstairs is the spacious, contemporary three piece bathroom with velux window overhead.

Upstairs are the three bedrooms, all of which are doubles, the largest of which spanning the entire width of the house, benefitting a large bay with double glazed windows and a feature fireplace, illustrating a glance into the property's past, whilst upkeeping with modern family homes.

Externally this property has a useful outbuilding/storage space to the rear, alongside a patio section of garden, ideal for a morning coffee or evening BBQ to enjoy in the west-facing garden.

Leading down from the patio would be the lawned area which has recently been worked on by the current owners, ready for seed/turf or indeed further patio, subject to the new owners taste!

Bedroom One 14'4" x 13'3" (4.37 x 4.06)

Bedroom Two 13'2" x 8'9" (4.03 x 2.69)

Bedroom Three 9'4" x 8'10" (2.85 x 2.71)

Reception Room 13'5" x 10'10" (4.1 x 3.32)

Dining Room 13'2" x 8'11" (4.03 x 2.73)

Kitchen 13'4" x 9'6" (4.07 x 2.9)

Bathroom 8'6" x 5'6" (2.61 x 1.7)

Utility 5'4" x 2'9" (1.64 x 0.85)

EPC - D

Tenure - Freehold

Council Tax Band - B



















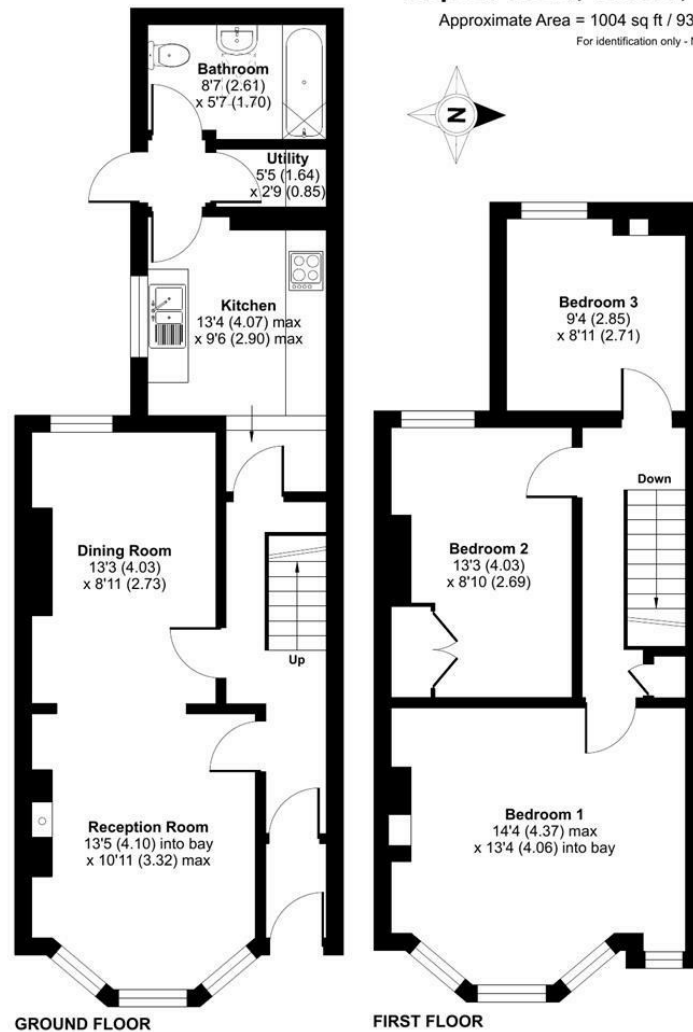






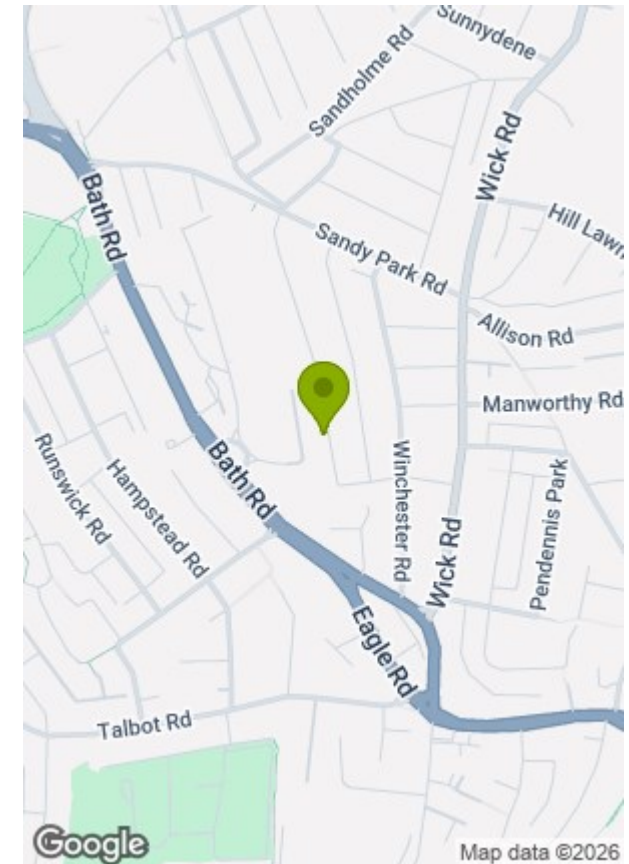
**Repton Road, Bristol, BS4**

Approximate Area = 1004 sq ft / 93.3 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 Greenwoods Property Centre. REF: 1293271


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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		85	59

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			

**England & Wales** EU Directive 2002/91/EC 

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