



91 Repton Road, Bristol, BS4 3LU

£420,000

Situated in a lovely pocket of houses in the increasingly popular area of Brislington, this property is within a short walk of Sandy Park Road offers a wide selection of shops and eateries, including Grounded, a Deli and the popular Kin Café. The area is ideal for commuters with Bristol City Centre and Temple Meads Train Station being a 50 minute and 35 minute walk respectively. Bus links in and out of the city are also close at hand. Within Paintworks, a fifteen minute walk away on Bath Road, you will find Bocabar, serving some of the best pizzas in Bristol and the iconic Airstream Diners hosting Bristol Eats and Coffee Club, the perfect spots to sit and eat lunch when out for a weekend walk. The nearby parks & open spaces offer a great escape from the hustle & bustle of the city, these include Nightingale Valley Nature Reserve, St Annes Wood, the pretty St Mary Redcliffe Cemetery, Arnos Vale Cemetery and Arnos Court Park. Avonmeads Retail Park which includes supermarkets, ten-pin bowling, a cinema and a gym is also a easily reached being 15 minutes on foot.

This charming, double bay fronted home would make the ideal first time purchase with accommodation comprising a sitting room with log burner which opens into the dining room with stripped floor boards and useful understairs storage, and a modern stylish kitchen with space for a two seater breakfast table which overlooks the rear garden. On the first floor, there are two double bedrooms and a slick, contemporary bathroom, complete with a double walk in shower. Outside, there is a pretty rear garden with a paved patio & seating area whilst the rest is laid to lawn, a peaceful & tranquil space for an evening drink on a hot summers evening.

- 3D INTERACTIVE TOUR
- Beautifully Presented Throughout
- A Charming Period Home
- Two Double Bedrooms
- Sitting Room with Log Burner
- Dining Room
- Stylish Kitchen
- Upstairs Contemporary Style Shower Room
- Enclosed Rear Garden
- Energy Rating - D

Living Room 14'10" x 10'10" (4.54 x 3.31)

Dining Room 14'4" x 13'2" (4.38 x 4.03)

Kitchen 16'1" x 7'7" (4.92 x 2.33)

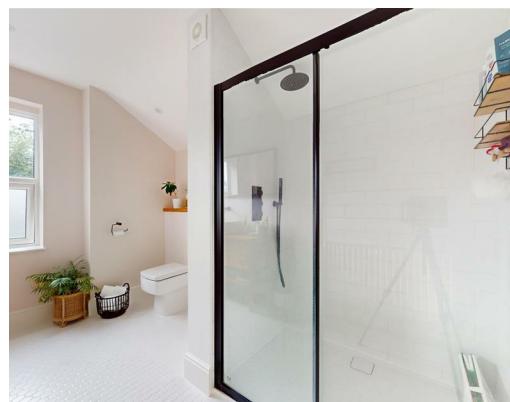
Bedroom One 14'7" x 14'7" (4.47 x 4.47)

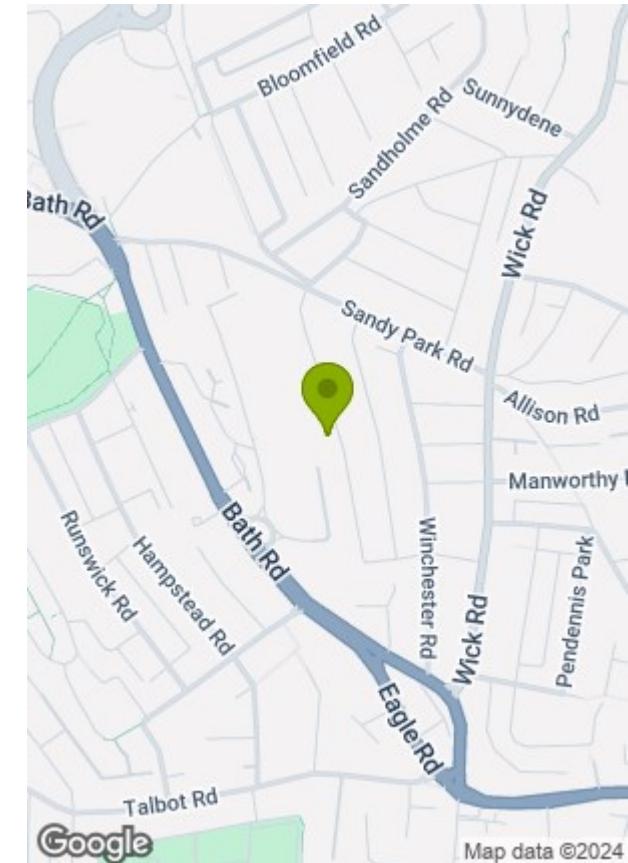
Bedroom Two 13'3" x 8'9" (4.04 x 2.69)

Bathroom 12'4" x 7'10" (3.76 x 2.39)

Tenure - Freehold







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D	82	
(55-68)	E	60	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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