



£387,500

16 Camelford Road, Greenbank, Bristol, BS5 6HW

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## 16 Camelford Road Greenbank, Bristol, BS5 6HW

Offered for sale with no onward chain, an attractive three-bedroom Victorian property with a west-facing rear garden located in the popular area of Greenbank. The property is well presented throughout and briefly comprises two reception rooms, a kitchen/diner, three bedrooms and a bathroom on the first floor.

The sitting room has a bay with double glazed windows to the front, decorative cornice, a cast iron period fireplace and stripped wooden floorboards. Adjacent, the second reception also retains ceiling cornice, original dresser and a double glazed window overlooking the side garden. At the rear, the kitchen/diner benefitting dual aspect windows flooding the space with natural light. The kitchen has a range of wooden wall and base units with contrasting worktops, which further benefits an integral oven and gas hob with a side door leading to the rear garden.

Stairs lead to the first floor landing, providing access to three bedrooms and the family bathroom. The principal bedroom spans the entire width at the front of the property with a bay double glazed window, with ample space for furnishings.





The second and third bedrooms have double-glazed windows overlooking the garden. Next to the third bedroom, the family bathroom has a panelled bath with a shower over.

Externally, to the front the property bears a classic Victorian facade, with a low maintenance garden and a path leading to the front door. The rear garden has a sunny west facing aspect, beyond the side door there is a path that leads to the lawn, bordered by flower beds.

16 Camelford Road is a fantastic property with further potential to extend (subject to planning permissions). The property is close to the independent shops and restaurants along St Marks Road and enjoys excellent transport links, including the M32, Easton Station and the Bristol to Bath cycle path.





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Approximate Gross Internal Area = 87.28 sq m / 939.47 sq ft

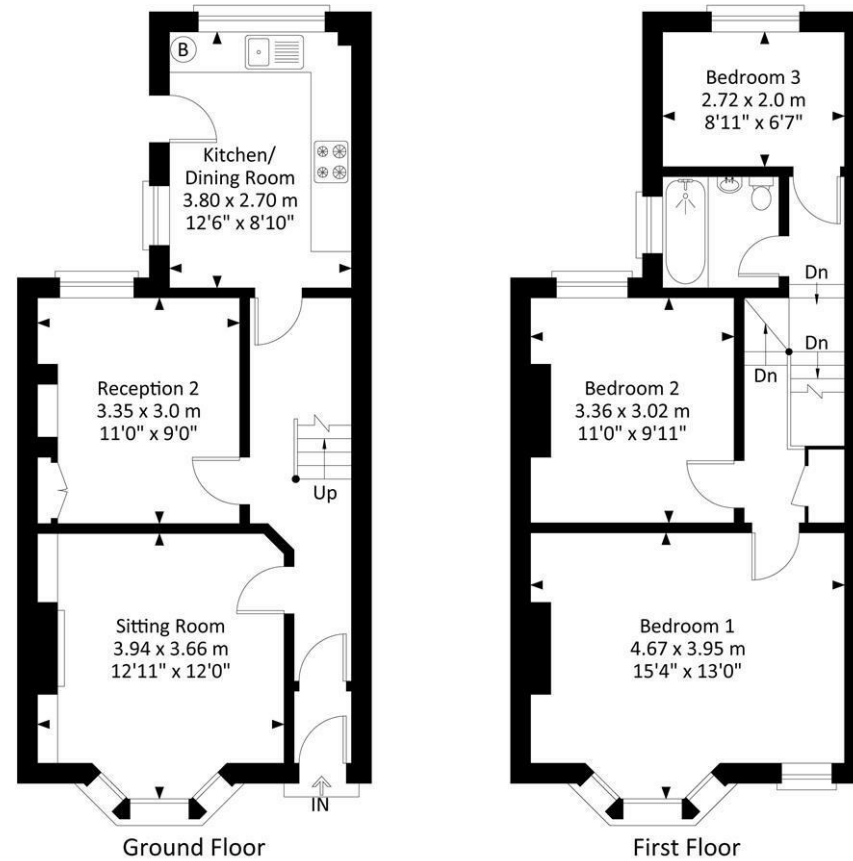
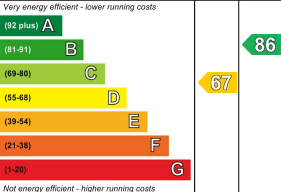
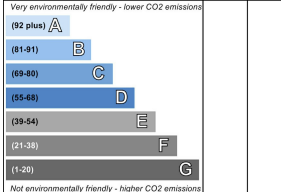


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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