



Imperial Road,
Bristol, BS14 9EE

£550,000



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Imperial Road,

DESCRIPTION

Presenting this immaculate and beautifully presented extended 1930's semi-detached family home, positioned in a highly sought-after location that benefits from excellent public transport links, nearby schools, and an array of local amenities. This impressive residence blends modern comfort with classic character, offering both style and practicality for contemporary family living.

Upon entering the inviting hallway, you are greeted by direct access to the lounge and kitchen/diner. The light and airy front lounge showcases an original bay window, creating a warm and welcoming atmosphere perfect for relaxation. A second spacious lounge with a rear bay window provides further flexibility for entertaining or family gatherings.

The modern kitchen/diner is perfectly appointed, seamlessly opening into the second reception area. Conveniently, it also grants access to an office with a practical utility area and a ground floor W/C, as well as a back door opening into the enclosed rear garden—ideal for family outdoor activities.

Upstairs, the accommodation comprises four bedrooms. The main bedroom, located to the rear, is a generous double with built-in wardrobes and splendid views overlooking Bristol. The second bedroom, also a double, enjoys a front bay window and ample storage. The third bedroom, situated on the third floor, boasts Velux windows, storage cupboards, and eave storage, while the fourth, currently used as a dressing room, lies to the front.

The large, modern bathroom features a separate bath and shower and LED mirror, offering a luxurious finish.

Additional highlights include a large garage with electric roller door, a driveway providing off-street parking for at least 3 cars and a delightful, enclosed rear garden—perfect for families seeking a quality home in a great location!





**Approximate Gross Internal Area 1485 sq ft - 138 sq m
(Excluding Garage)**

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 515 sq ft – 48 sq m

Second Floor Area 224 sq ft – 21 sq m

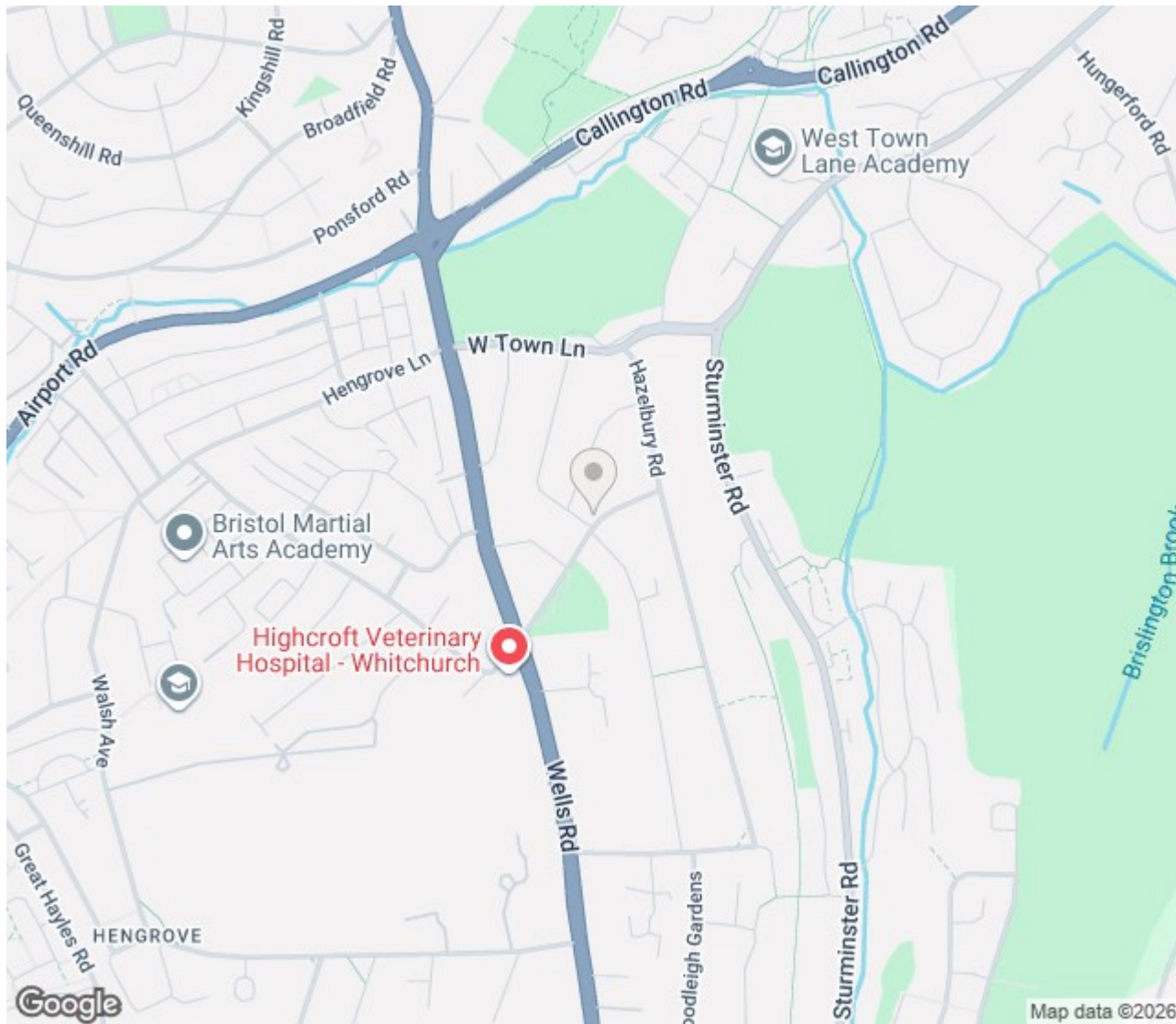
Garage Area 237 sq ft – 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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