



Russell Road, Bristol, BS16 3PJ

£400,000

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Nestled on the charming Russell Road in Fishponds, Bristol, this stunning period mid-terraced home, dating back to the early 1900s, offers a delightful blend of original character and modern contemporary style. With two spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family evenings.

The house boasts three well-proportioned bedrooms, providing ample space for professionals and growing families alike. The interior is adorned with many natural wood floors and original internal doors, which add a touch of warmth and elegance to the home. The bathroom is thoughtfully designed, ensuring comfort and convenience for all residents.

One of the standout features of this property is the enclosed rear garden, which includes a unique garden studio. This versatile space can serve as a home office, creative studio, or simply a tranquil retreat to enjoy the outdoors. The generous driveway offers hardstanding for two vehicles, making parking a breeze.

For those who appreciate outdoor activities, the property is conveniently located near open green spaces, perfect for recreation and leisurely strolls. This home truly encapsulates the essence of comfortable living in a vibrant community, making it an ideal choice for anyone looking to settle in Bristol. Don't miss the opportunity to make this charming residence your own.



GROUND FLOOR

Georgian style entrance door into...

ENTRANCE LOBBY

Gas meters, fitted coat hooks, feature natural wood laid floor, multi paned inner door into...

HALL

Feature natural wood laid floor, radiator, staircase to first floor with useful recess beneath, cupboard containing electric fuse box.

LOUNGE 14'3" x 13'9"

Maximum overall into a UPVC double glazed bay window, feature timber laid floor, radiator, period ceiling coving, fireplace surround.

DINING ROOM 11'10" x 11'9"

Radiator, feature natural wood parquet floor, UPVC double glazed window to rear.

KITCHEN 12'4" x 9'11"

Fitted with a range of shaker style wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate a built in oven, glass topped hob and fitted extractor fan above, space for upright fridge freezer and washing machine, inset china sink with mixer taps over, cupboard with a wall mounted Wall mounted Worcester combination gas fired boiler for domestic hot water and central heating, concealed ceiling spotighting, feature natural wood block working surfaces to include a fitted breakfast bar, UPVC double glazed window and door to side, door leading out onto the rear garden.

FIRST FLOOR

HALF LANDING

BEDROOM 3 12'4" x 9'10"

Dual aspect UPVC double glazed windows with a lovely elevated outlook onto the rear garden, radiator.

PRINCIPAL LANDING/STUDY AREA

BEDROOM 2 11'11" x 11'8"

Radiator, UPVC double glazed window to rear with a pleasant outlook onto the rear garden, maximum overall into alcoves.

BEDROOM 1 11'8" x 10'7"

UPVC double glazed window to front, radiator, two built in wardrobes, radiator.

SHOWER/WET ROOM 8'8" x 4'11"

A stylish room with a glass framed enclosure with built in thermostatically controlled shower, attractive wall and floor tiling, concealed ceiling spotlights, vanity wash basin and low level WC, heated towel rail, UPVC double glazed and frosted window to front.

EXTERIOR

GARDEN

A particular feature of the property is the enclosed rear garden which offers lovely space alongside an impressive timber framed GARDEN STUDIO. Providing an initial patio extending onto a paved terrace before a generous well tended lawn. Beyond the lawn there is a timber edged border with a mature Magnolia. .

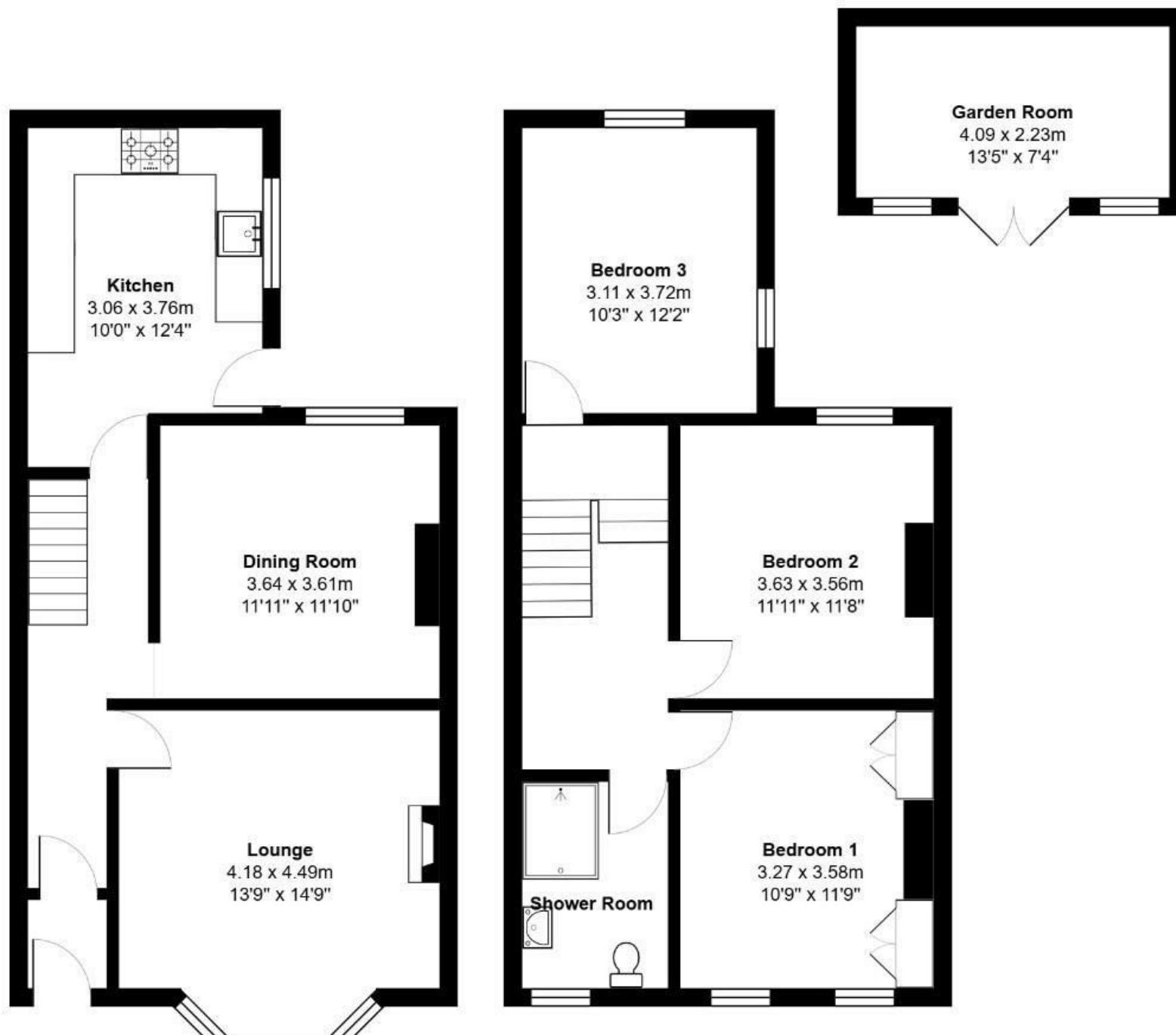
AML (Anti money laundering)

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OFF STREET PARKING

Directly in front of the house is a decoratively gravelled surface capable of parking 2 cars off street.

Tenure: Freehold
Council Tax Band: B



- Stunning period mid-terraced home
- Superb contemporary accommodation with character features
- 3 well-proportioned bedrooms
- Natural wood floors and internal doors
- Enclosed rear garden with Garden studio
- Ideal for professionals and families
- Generous off street parking for 2 cars
- Nearby open green space
- 2 spacious reception rooms
- Hunters Estate Agents - Recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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