

# HUNTERS®

HERE TO GET *you* THERE

**135 Somerset Road, Bristol, BS4 2JA**

**£600,000**

**Property Images**





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## Property Images



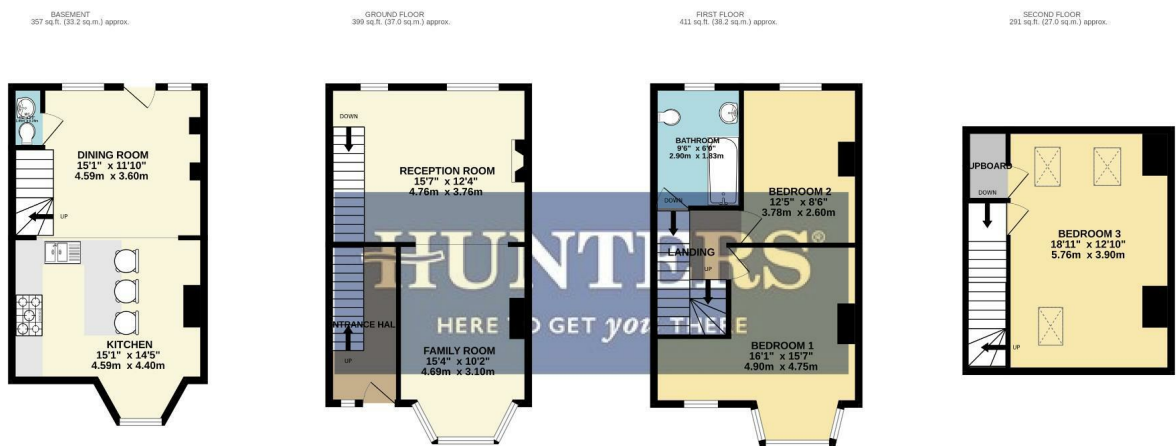


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## Property Images





TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 3  
Tenure: Freehold

Situated on the sought-after Somerset Road in Bristol, this charming Victorian terraced house offers a delightful blend of character and potential. Spanning an impressive 1,550 square feet across four storeys, the property boasts three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time.

With three well-proportioned bedrooms, this home provides ample space for a growing family or those seeking a comfortable retreat.

The property has recently undergone some extensive renovations, with a brand new heating system (including new boiler and radiators), high speed data and speaker cables built into the fabric of the building for internet/data points and speakers on each floor, and a full top to bottom rewire.

Not to mention re plastering, reconfigurations of the ground floor and the addition of a brand new kitchen. The basement level was practically rebuilt with a 'belt and braces' damp-proofing, rebuilding the walls, adding extra drainage, and installing a heat exchanger to add fresh air. The basement has also been soundproofed As a result the lower level is fresh and airy and makes for a really sociable kitchen/diner area.

The ground floor is also now wired for a modern cinema surround system including height speaker placement for the new Dolby Atmos format should the new owners be so inclined.

Due to the nature of the sale prospective buyers will need to finish what has already been started to make this house the home of dreams.

Built in 1900, the property retains many original features that reflect its historical charm, while the rear aspect overlooks the picturesque Arnos Vale, providing a serene backdrop to your daily life. along with its far reaching views across to Lansdown. Although the house is in need of some repairs, this presents a unique opportunity for the discerning buyer to add their own touch and create a truly bespoke living space.

Somerset Road is a popular road and this property is not to be missed

## Features

• Victorian Terrace • Four Storeys • Three Bedrooms • In need of Cosmetic Re Decoration • Gas Central Heating • Sought After Location • Rear Garden • EPC D • 1.7 miles walk to Bristol City Centre • 1.3 miles walking distance to Bristol Temple Meads