



49 Quarrington Road, Bristol  
£595,000

# 49 Quarrington Road

Bristol, Bristol

- No onward chain
- South-west facing garden
- Close to Gloucester Road
- Three bedrooms
- Scope to extend
- Close to popular schools
- Downstairs w.c
- Victorian terrace

A spacious three-bedroom home with a 62.ft south-west facing rear garden, sold with no onward chain.

This late Victorian, circa 1900, terrace is close to the independent shops, cafés and restaurants lining Gloucester Road, as well as Fairfield Secondary School and Ashley Down Primary Schools. The extended property comprises two reception rooms, a kitchen/diner, and a WC on the ground floor and three bedrooms and a bathroom on the first floor.

The sitting room has bay double-glazed windows, a ceiling rose, cornice and exposed wooden floorboards. The second reception also has exposed wooden floorboards, an in-built storage cabinet and double doors leading onto the rear garden.

At the rear, the kitchen extends an impressive 5.6m. It has a range of modern wall and base units, an inset one-and-a-half-bowl stainless-steel sink and drainer, a gas hob, electric double ovens, and space for appliances. The kitchen leads onto a dining area with double-glazed windows and doors, allowing plenty of natural light into the room and offering a great connection to the southwest-facing garden.

On the first floor, bedroom one has a bay window and spans the entire width at the front of the



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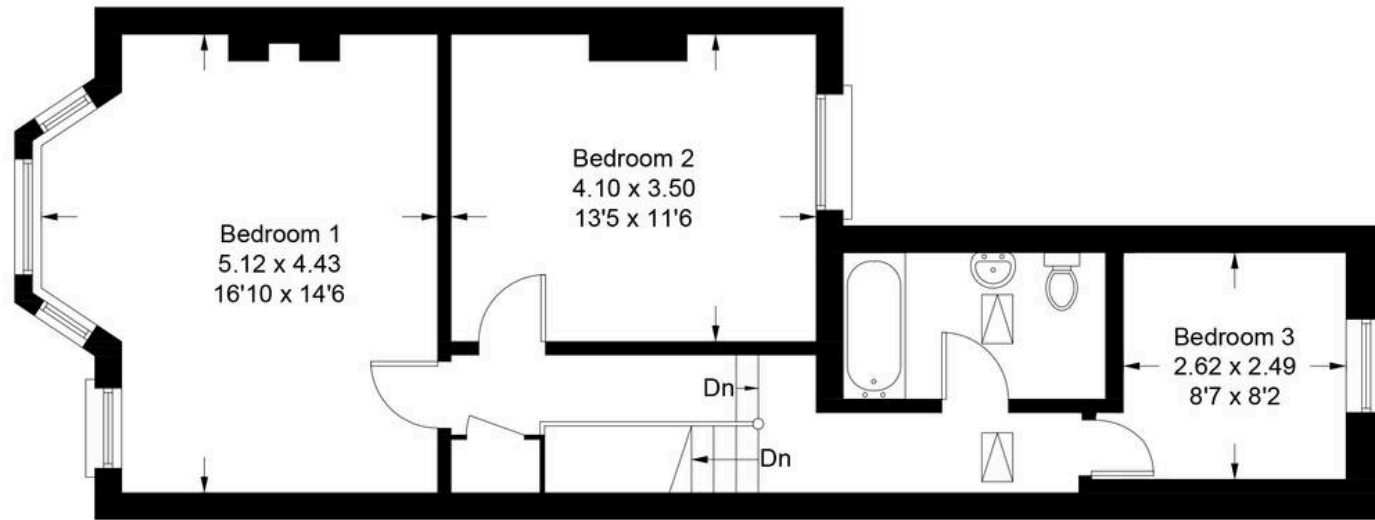


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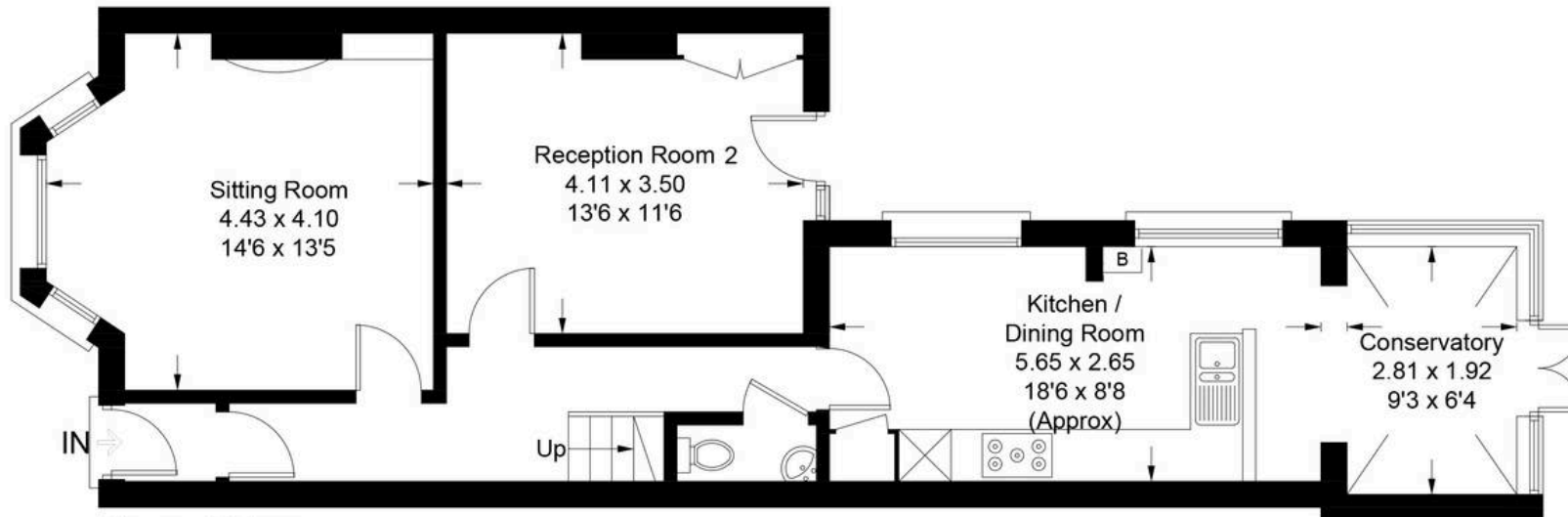


# Quarrington Road, Horfield, Bristol, BS7 9PJ

Approximate Gross Internal Area = 123.3 sq m / 1327 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1010093)



## Elephant Estate Agents

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