



**First Floor Flat, 89 Sommerville Road, Bristol**  
**£395,000**

## First Floor Flat

89 Sommerville Road, Bristol

- A light and spacious first floor apartment with unrivalled views over St Andrews Park
- Two large double bedrooms
- Separate living room with bay window
- Smartly finished kitchen/breakfast room
- Modern family bathroom
- Period features
- Very well presented throughout
- Convenient location close to Gloucester Road
- 816 sq ft

A light and spacious first floor period apartment located on the crest of Sommerville Road taking full advantage of panoramic views over St Andrews Park.

This property benefits from generous proportions throughout and occupies the entire first floor of this handsome double bay-fronted Victorian house. Accommodation comprises a sizeable central hallway that provides access to all rooms. At the front of the property, the living room features a double glazed bay window that offers a picture perfect view across to the park. Further features include ceiling cornice/rose, picture rail and a cast-iron fireplace. Sharing the same outlook, bedroom two is a well-proportioned double and is currently utilised as a child's bedroom. At the rear of the property, the master bedroom features a built-in wardrobe, whilst another bay window provides plenty of natural light and benefits from a green and leafy outlook onto the tree-lined Derby Road beyond. Across the hall, the kitchen has been fitted with a range of contemporary shaker-style base units with contrasting solid wood work surfaces, geometric tiled splash-backs and an engineered

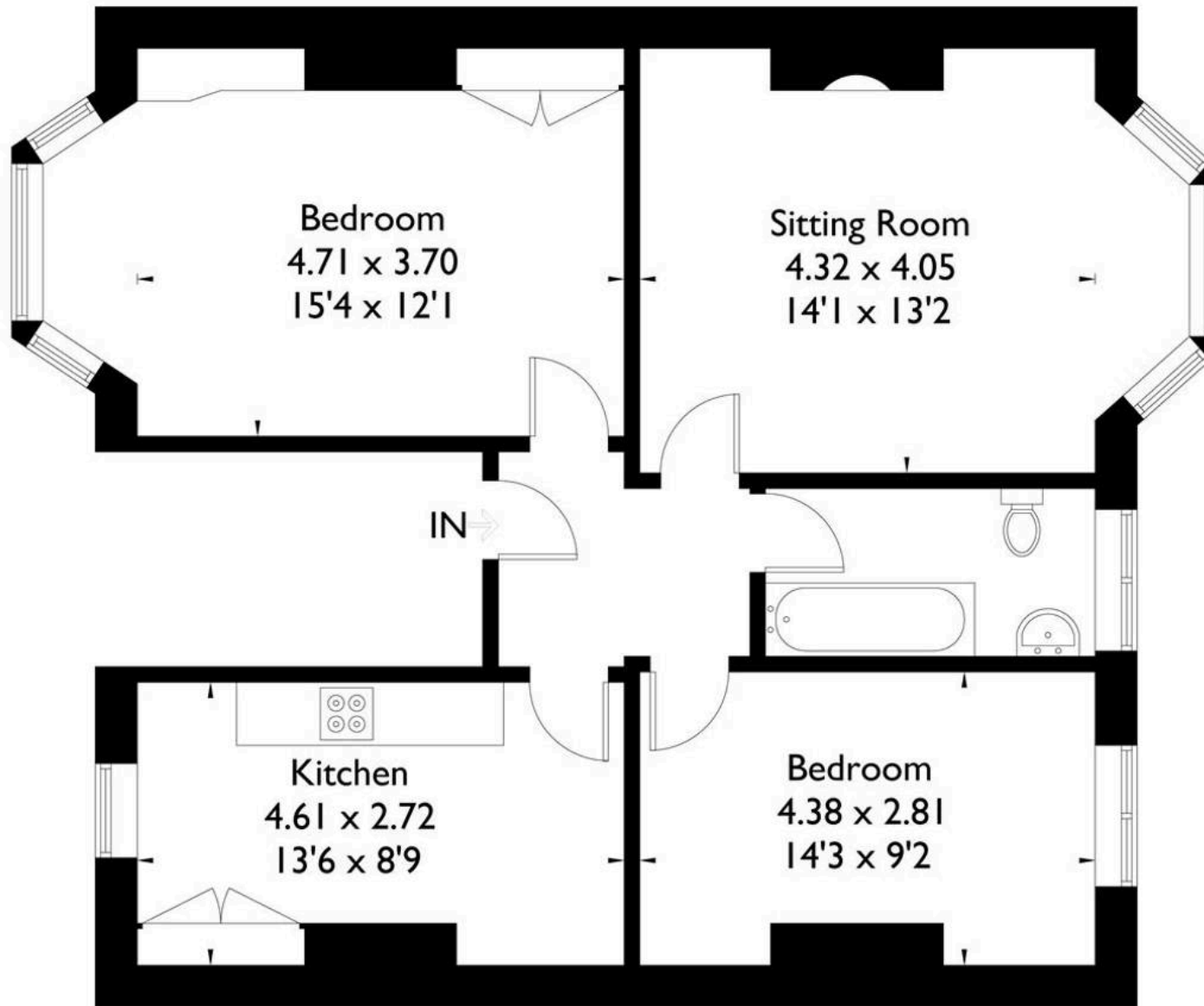
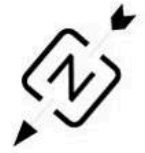


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# TFF, 89 Sommerville Road, Bristol, BS7 9AE

Approximate Gross Internal Area  
75.8 sq m / 816 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## Elephant Estate Agents

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