



40 Cricklade Road, Bristol
£700,000

40 Cricklade Road

Bristol

- Victorian terraced home in the heart of Bishopston
- South facing bay fronted living room with period features
- Open plan living and dining room
- Additional dining/breakfast area leading to kitchen
- Kitchen with garden access
- Three bedrooms plus separate study
- Private rear garden with lawn, patio and rear access
- Ground floor w/c and useful built-in storage throughout
- Close to Gloucester Road, well regarded schools and transport links
- 1449 sq ft

This Victorian terraced home in Bishopston, available with no onward chain offers well balanced living space, period character and a convenient location close to Gloucester Road and well regarded schools.

The property is set back behind a gravelled front garden, where mature planting along the boundary provides a sense of privacy, along with practical space for bin storage. A wrought iron gate opens onto a winding path leading to the front door, framed by a pretty stained glass panel above.

Inside, a porch with quarry tiled flooring leads into the main hallway, where stripped wooden floorboards continue through to the open plan living and dining room. A useful w/c is neatly tucked beneath the stairs.

At the front of the home, the living room is a bright and inviting space, enhanced by a south facing bay



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Cricklade Road, Bishopston, Bristol, BS7 9EN

Approximate Gross Internal Area = 134.7 sq m/ 1449.9 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)
Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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