

**Salisbury Road
Bristol
BS6**



Salisbury Road

49 Salisbury Road is a beautifully presented Victorian semi-detached home at the heart of popular Redland and within the catchment area for Redland Green School.

Enhanced and maintained throughout our vendor's time of ownership, the accommodation is set over three floors and, with the necessary consent, could be further extended if required.

A particular feature of this fine home is the reception rooms on the ground floor. Bay-fronted to the front and rear and enjoying a sunny aspect, a superb drawing room boasts gorgeous period proportions, feature fireplace and engineered oak flooring, creating a perfect room to entertain or simply to relax. At the rear, a similarly proportioned dining room enjoys an attractive outlook over the garden.

Completing the accommodation on the ground floor, a bespoke kitchen is complete with ample integrated appliances and storage with additional utility room whilst at the front of the house a study is accessed from the spacious inner hall.

The first floor offers four generous bedrooms each with an attractive outlook to front and rear, serviced by a large family bathroom with separate shower. The second floor boasts a fifth bedroom with access to the extensive loft area which could be further utilised as bedroom space.

*Redland Green School 0.3 miles,
Redland Train Station 0.4 miles,
Cheltenham Road 0.5 miles, Clifton
Village 2.1 miles, Temple Meads
2.5 miles, Bristol Airport 9.6 miles
(all distances are approximate).*

Services: Gas and mains drainage.





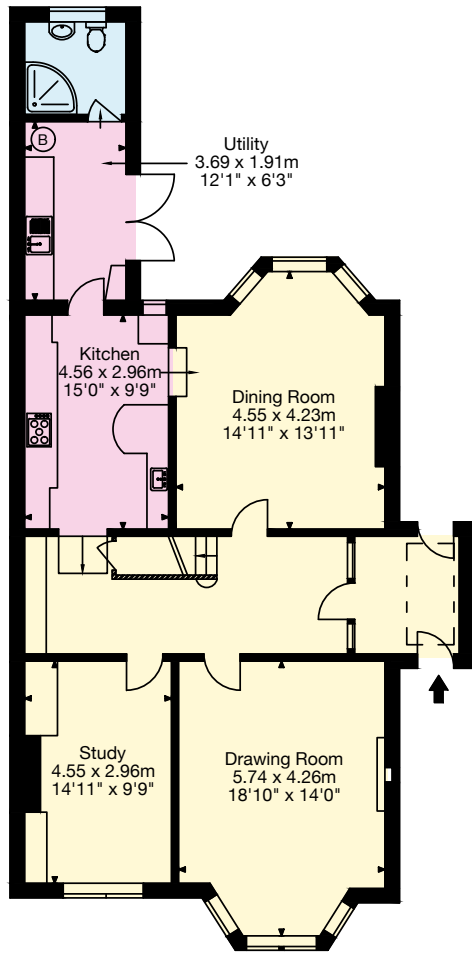
An exceptional 5 bedroom family home with parking and sunny gardens.



The front gardens are easy to maintain, combining level lawn and established shrubbery with designated parking. A large garden to the rear is predominantly lawn with a patio seating area, a covered bike store and a range of mature shrubbery which enjoys the sun throughout much of the day.

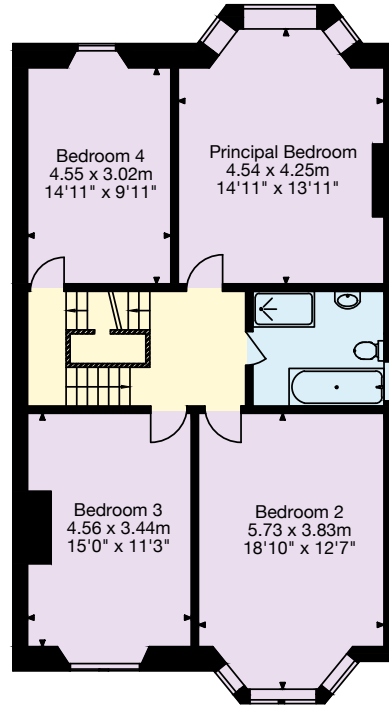
Viewing

Viewing is strictly by prior appointment with agents, Knight Frank.

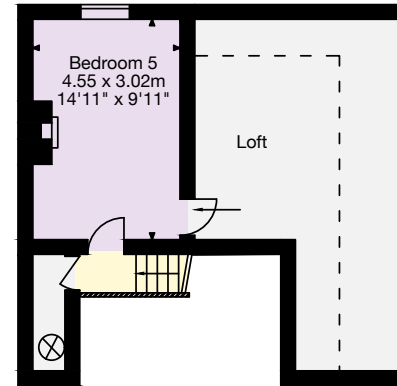


Ground Floor

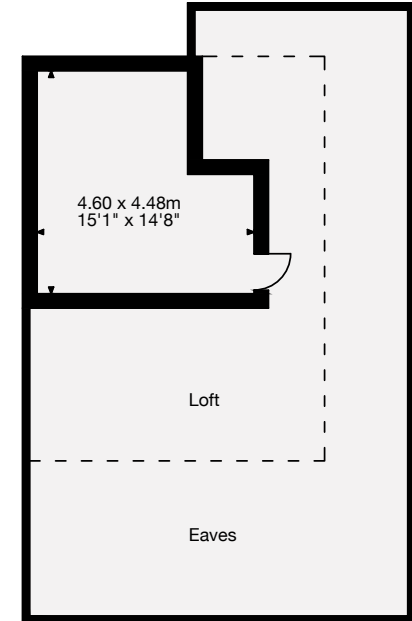
Approximate Gross Internal Floor Area
234 sq m/ 2,516 sq ft



First Floor



Second Floor



Loft

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

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I would be delighted to tell you more.

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