



Melbourne Road, Bishopston, Bristol BS7
Guide Price £400,000

Terrace in need of renovation | Freehold

A terraced Victorian family house, in need of thorough modernisation, set in a wonderfully convenient location close to the popular shops, cafes, eateries and community activities in and around Gloucester Road. Arranged over two floors, the house has two separate reception rooms, one of which opens into a full-width kitchen, three bedrooms upstairs and a ground floor bathroom (it would seem sensible to convert one of the bedrooms into an upstairs bathroom, then repurpose the one below). The rear garden is of a nice size, quite secluded with high fencing around, and currently laid to lower maintenance plastic grass.

Council Tax Band: Band C (£2186.95 per annum 2024/25)

Tenure: Freehold

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

GROUND FLOOR:

Entrance Hall

Partly glazed front door, with pane over; wall-mounted gas and electricity meters; decorative archway; high-level shelf; staircase rising to first floor over built-in storage cupboard.

Lounge

w: 11' 4" x l: 11' 10" (w: 3.45m x l: 3.61m)

Half-ledged double-glazed window to front; tiled fireplace and hearth with fitted coal-effect gas fire; coving; built-in cupboard with recessed shelves over.

Dining Room

w: 9' 6" x l: 10' 9" (w: 2.9m x l: 3.28m)

Coving; built-in cupboard and shelves; archway into...

Kitchen

w: 14' 4" x l: 7' 4" (w: 4.37m x l: 2.24m)

Full-width room; double-glazed window and glazed door to rear; fitted base and wall units, in pale woodgrain finish; rolled-edge brown granite-effect worktops and tiled splashbacks; inset 1½-bowl single-drainer sink; built-in Ignis 4-ring gas hob; built-in Creda oven; space for fridge/freezer; plumbing for washing machine; tiled floor.

Bathroom

w: 5' x l: 10' 9" (w: 1.52m x l: 3.28m)

Pale blue suite of pedestal wash basin, w.c. and panelled bath, with vanity unit over sink, Triton Cara shower and curtain rail over bath; extractor fan.

FIRST FLOOR:

Half Landing

Landing

Skylight; large built-in airing cupboard with lagged tank and shelving.

Bedroom One

w: 15' x l: 11' 10" (w: 4.57m x l: 3.61m)

Double-glazed window to front; coving; shelves.

Bedroom Two

w: 7' 6" x l: 11' (w: 2.29m x l: 3.35m)

Double-glazed window to rear; coving; shelf.

Bedroom Three

w: 7' 1" x l: 10' 10" (w: 2.16m x l: 3.3m)

Double-glazed window to rear; coving.

EXTERNAL:

Front Garden

Small walled garden, mainly laid to artificial grass, with shrubs, roses and tiled path to front door; metal railing along front wall, with matching gate.

Rear Garden

Paved patio with raised flower borders; remainder mainly laid to artificial grass, with flower border and bamboo; 2 timber sheds; fenced surround; outside tap.

LOCATION:

Very well placed within walking distance of Gloucester Road, with its array of shops and cafes, plus bus services into and out of the city. There is a popular primary school in nearby Bishop Road, and another not too far away at St Bonaventures.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band C (£2186.95 per annum 2024/25).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

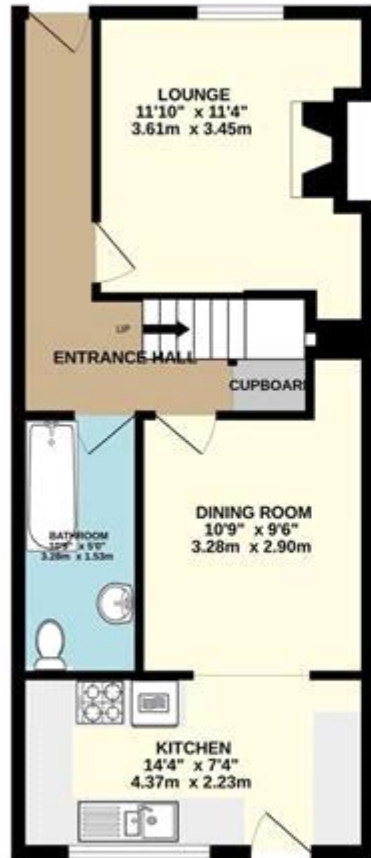
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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.

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