



cj HOLE
est. 1867

79 SHALDON ROAD, BRISTOL,
BS7 9NN

Asking Price £415,000

LOCATED CONVENIENTLY, CLOSE TO TRANSPORT LINKS VIA RAIL, ROAD OR PUBLIC TRANSPORT AND EASY REACH OF THE CITY CENTRE, IS THIS BAY FRONTED 1930'S STYLE HOME SET IN A COMMANDING ELEVATED POSITION. BROUGHT TO THE MARKET WITH NO CHAIN, THE PROPERTY BOASTS A SIZEABLE THROUGH ROOM A WELL-PROPORTIONED GARDEN AND GARAGE WITH REAR ACCESS AMONGST ITS MANY ATTRIBUTES.

THE PROPERTY

This attractive home not only enjoys its own green rear garden but is well placed for an abundance of parks and outside space. Purdown is just moments away with its incredible views, while St Andrews Park and Eastville Park are both within easy reach too. Once inside this home, we are welcomed by a hall accessing the spacious, through lounge diner, with

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

windows to front and rear. An ideal room for hosting parties or quiet catch ups with friends. The kitchen provides plenty of storage with cupboards to both sides and leads to the lean-to conservatory. Stairs flow from the hall to the first floor, where we find two generous double bedrooms, both with large windows to enjoy the views, and a third single bedroom which is still of good size. The bathroom has been updated to offer a shower room. To the rear of the property, the lawned garden spans up towards the rear access, where we also find the garage. Beyond the gated access , we find a shared vehicular lane. Ideally requiring a simple freshen up, this substantial property would make an ideal family home.

PLEASE NOTE: Should you wish to proceed with an offer on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.





Ground Floor
626 sq.ft. (58.1 sq.m.) approx.

1st Floor
495 sq.ft. (46.0 sq.m.) approx.

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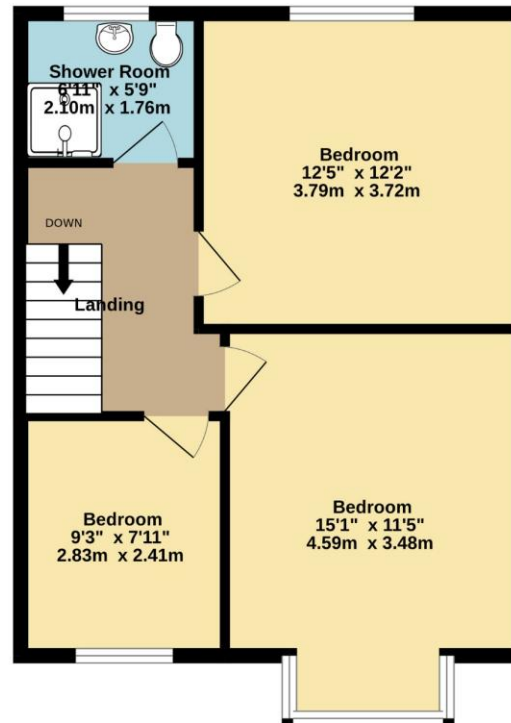
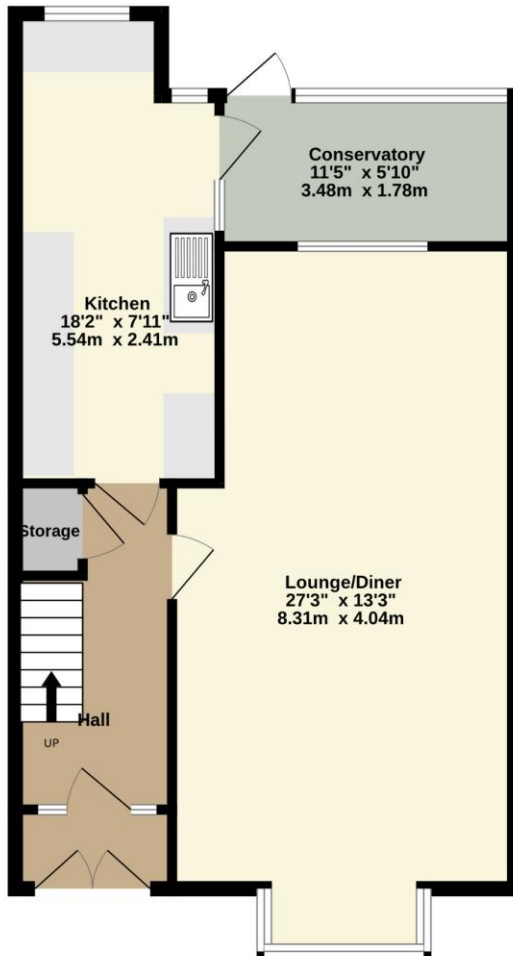
OVER **150** YEARS OF
EXCELLENCE



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TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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