



cj HOLE
est. 1867

45 DONGOLA ROAD, BRISTOL,
BS7 9HW

£700,000

THIS ATTRACTIVE PERIOD HOME OFFERS GENEROUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, COMBINING A WEALTH OF ORIGINAL CHARACTER WITH PRACTICAL FAMILY LIVING. WITH FOUR BEDROOMS, TWO RECEPTION ROOMS, A SPACIOUS KITCHEN/DINING ROOM, AN ATTRACTIVE REAR GARDEN AND AN IMPRESSIVE PRINCIPAL BEDROOM SUITE WITH EN-SUITE, THE PROPERTY OFFERS PLENTY OF SPACE AND FLEXIBILITY FOR MODERN LIFE.

The property is ideally positioned just moments from the vibrant Gloucester Road, with its excellent selection of independent cafés, restaurants, bars, bakeries and local retailers. Bristol city centre is within easy reach, while excellent transport links provide convenient connections across the city and further afield.

An attractive stained-glass front door opens into the welcoming entrance hall, where stripped wooden flooring and period detailing immediately introduce the character found throughout the property. Stairs rise to the upper floors, with the main reception rooms leading from the hall.

The bay-fronted lounge is a particularly attractive room, benefiting from high ceilings, decorative cornicing, stripped wooden flooring and an impressive period fireplace. The large bay window allows plenty of natural light into

the room while providing an attractive outlook over the front of the property. It is a comfortable and characterful space, ideal for relaxing or entertaining.

Opening from the lounge is the second reception room, currently used as a music room. This versatile space offers plenty of scope to suit individual requirements, whether as a snug, family room, home office or additional sitting room. A further attractive fireplace and decorative cornicing continue the period character.

To the rear is the spacious kitchen/dining room, providing a bright and sociable space for family life. The kitchen is fitted with a range of neutral wall and base units, while an attractive original-style built-in dresser adds character and useful storage. There is ample room for a good-sized dining table, creating an ideal setting for family meals and entertaining.

The kitchen also provides direct access to the rear garden. A tiled patio immediately outside the property offers space for outdoor dining, before stepping down to a lawn with borders to either side. A further patio at the rear provides an additional seating area and a pleasant place to enjoy the garden during the warmer months.

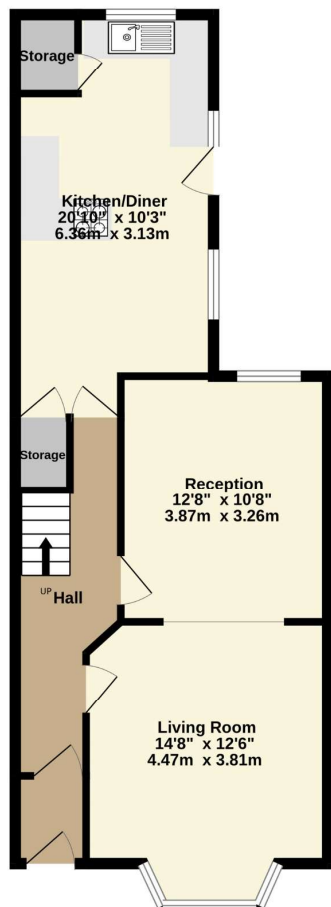
To the first floor, three well-proportioned bedrooms can be found, each retaining its



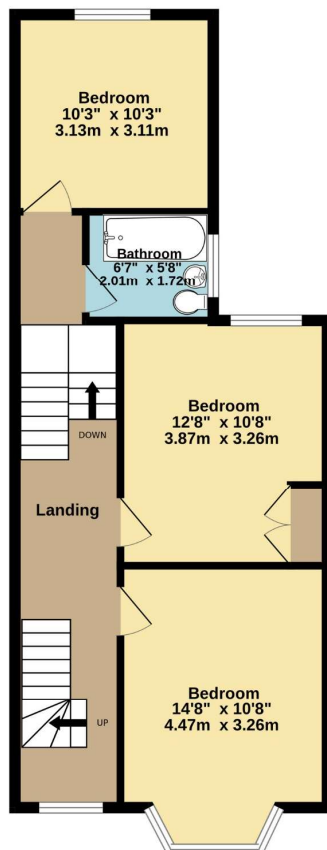
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		



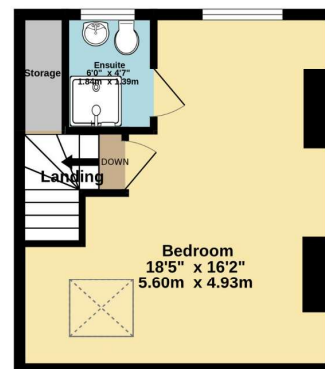
Ground Floor
612 sq.ft. (56.9 sq.m.) approx.



1st Floor
582 sq.ft. (54.1 sq.m.) approx.



2nd Floor
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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.

Made with Metropix ©2026

cjhole.co.uk

CJ HOLE
est. 1867

Office: Bishopston
Salesbishopston@cjhole.co.uk

92-94 Gloucester Road, Bristol, BS7 8BN

Tel: 0117 9232 888

E: mailto:bishopston@cjhole.co.uk

With 15 offices covering Gloucestershire, Bristol, Somerset,
Worcestershire & Gwent.

OVER **150** YEARS OF
EXCELLENCE



IMPORTANT NOTICE CJ Hole, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CJ Hole have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 1581 In accordance with the Estate Agents act 1979 it is declared that the owner of the property is a relative of a member of staff of CJ Hole.