

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Upper Perry Hill, Bristol
£550,000

3 bedroom terraced house for sale | Freehold

The property-

The ground floor beautifully combines period character with everyday practicality, offering two elegant reception rooms, a generous entrance hall and a well-appointed kitchen.

The front lounge is particularly charming, featuring original floorboards, a bay window with a glazed roof above bringing plenty of natural light into the room, and bespoke-style wall shelving. The period fireplace provides a lovely focal point and could be reinstated by the new owner, with the room retaining a ventilation grill to support a gas appliance.

To the rear, the kitchen offers a good range of cupboards and worktop space, an induction hob with electric oven and cooker hood, space for a fridge/freezer and plumbing for a dishwasher and washing machine. A door opens directly onto the rear garden, while the spacious hallway retains its original floorboards and useful understairs storage.

The first floor continues to impress, with original floorboards throughout and three well-proportioned bedrooms. The generous master bedroom features a period fireplace and built-in wardrobes, while the second bedroom is another excellent double, benefiting from a feature period fireplace and double-glazed window overlooking the rear garden. The third bedroom is a versatile space, ideal as a home office, guest room or occasional bedroom.

A spacious landing provides a lovely sense of space and includes a useful storage cupboard. The floor is completed by a newly refurbished shower room, beautifully finished with tiled flooring, a large walk-in shower, WC, wash hand basin with mixer tap and storage beneath, heated towel rail and side-facing window.

Outside-

The beautifully established rear garden is arranged over two levels, offering a wonderful combination of privacy, mature planting and versatile outdoor spaces. The upper garden enjoys plenty of sunshine and features a Japanese maple, providing excellent privacy from neighbouring windows and a spectacular display of colour in autumn. The lower garden offers a naturally shaded and cool retreat during the summer.

Mature yellow and pink roses add further colour and character, with their distinctive scents and the potential to be trained along the garden walls. Attractive stonework and characterful brick boundary walls complete this peaceful and private garden.

Location-

Situated along Upper Perry Hill, this attractive home enjoys a well-connected position, combining the convenience of city living with the charm and community feel of one of Bristol’s established residential neighbourhoods.

A variety of independent shops, cafés, restaurants and everyday amenities can be found within easy reach, with further choice available in nearby Bedminster, Southville and the city centre. The Harbourside and Wapping Wharf are also readily accessible, offering an excellent selection of restaurants, bars and leisure facilities.

For commuters, the property is particularly well placed for access into central Bristol, with excellent road and public transport connections nearby. Bristol Temple Meads is also within convenient reach, providing direct rail links to destinations across the country.

With a wealth of amenities, green spaces and city attractions close by, Upper Perry Hill offers an appealing balance of convenience, connectivity and established neighbourhood living.

Council Tax Band: B (Bristol City Council)
Tenure: Freehold

GROUND FLOOR:

Entrance Porch

Entrance hall

Lounge
13'4 x 12'3 (4.1m x 3.7m)

Dining
14'1 x 9'5 (4.3m x 2.9m)

Kitchen
13'11 x 8'4 (4.2m x 2.5m)

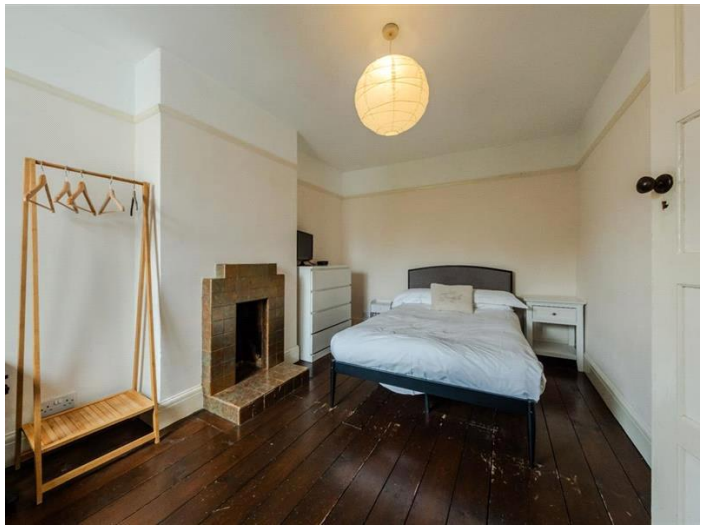
Bedroom 1
15'4 x 11'9 (4.7m x 3.6m)

Bedroom 2
13'11 x 9'6 (4.2m x 2.9m)

Bedroom 3
8'2 x 7'9 (2.5m x 2.4m)

Shower
6'2 x 5'5 (1.9m x 1.7m)



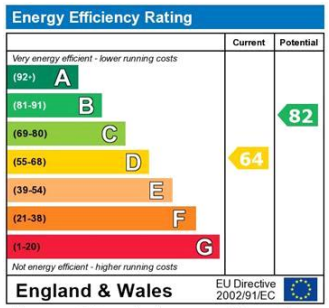





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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