

Langton Road, Bristol, BS4 4EP  
Asking Price £470,000



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Council Tax Band: B

This well presented three bedroom terraced home would be ideal for a growing family with great schools nearby.

It has been cared for and maintained to a high standard by the current owners.

With high ceilings and tasteful improvements this property has a lot to offer.

Enter through the front garden into a porch. The tile floor hall brings you into the open plan lounge and dining rooms. Carry on to the rear of the house and you will find the kitchen and breakfast room.

Upstairs are three bedrooms, two doubles and one small single, a large bathroom and spacious landing. The loft is partially boarded and has two velux windows fitted. The roof has been recently replaced giving the option to extend if so desired.

The large, long rear garden is a gardeners delight and would be great as a safe space for young children. With a Summer House and two further storage sheds it enables you to create a little oasis of calm.

This property has a number of green spaces nearby including the delightful Nightingale Valley and is close to Sandy Park with its many amenities, shops and eateries. There are plentiful public transport links with multiple bus routes and is in a great location for commuting into Bristol or even onto Bath and further afield via Bristol Temple Meads Railway Station the A4 and A37.

## Porch

uPVC double glazed front door with frosted panels. Tile floor.

## Hall

Tile floor. Under stairs storage. Radiator.

## Lounge

12'9" x 12'7" (3.9 x 3.86)  
uPVC double glazed leaded effect bay windows. Fitted window blinds. Feature fire place with gas fire. Laminate flooring. Ceiling coving. Radiator.

## Dining room

13'3" x 10'7" (4.06 x 3.25)  
uPVC double glazed French doors. Ceiling coving. Radiator. Laminate flooring.

## Kitchen

10'4" x 9'4" (3.15 x 2.85)  
uPVC double glazed windows. Wall and floor mounted storage units. Tile floor. Stainless steel sink and drainer. Dual fuel range cooker. Tile splash backs. Space for a dishwasher and washing machine.

## Breakfast room

10'0" x 9'4" (3.07 x 2.86)  
uPVC double glazed windows. uPVC double glazed door to rear garden. Tile floor. Radiator.

## Landing

Loft access hatch

## Bedroom 1

13'1" x 10'6" (4.01 x 3.22)

To the rear of the property. uPVC double glazed windows. Window blinds. Radiator.

## Bedroom 2

13'10" x 10'4" (4.23 x 3.15)

uPVC double glazed bay window. Fitted blinds. Radiator. Ceiling coving. Large airing cupboard.

## Bedroom 3

9'10" x 5'4" (3.01 x 1.64)

uPVC double glazed windows. Radiator. Storage cupboard.

## Bathroom

10'4" x 9'6" (3.15 x 2.92)

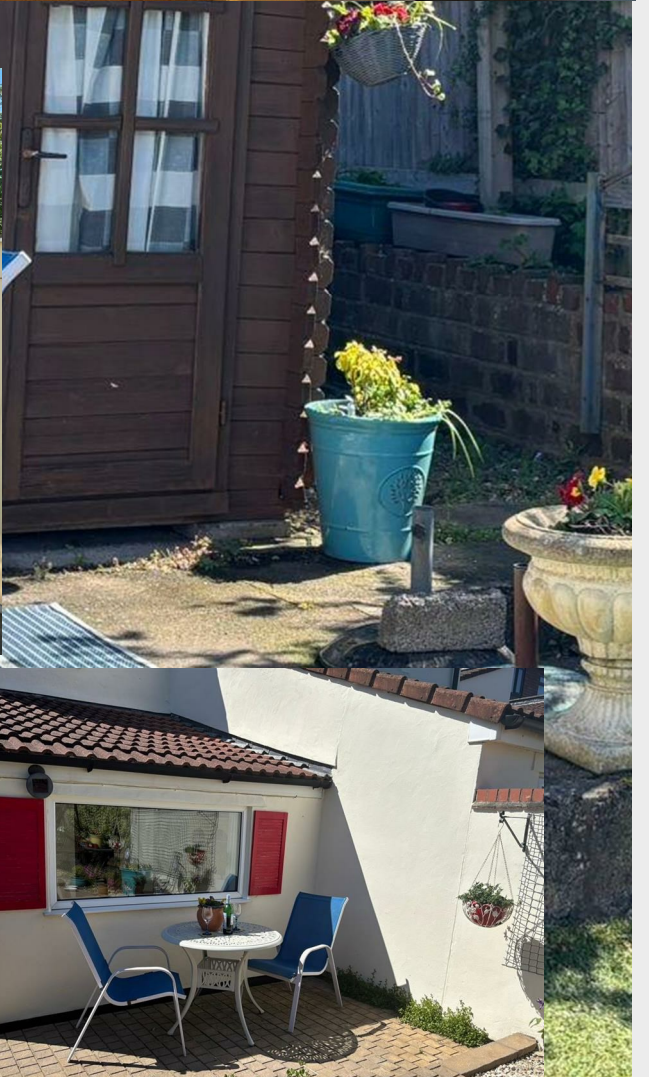
uPVC double glazed frosted windows. Velux roof light. Jacuzzi panel bath. Low level WC. Basin on vanity unit. Large shower cubicle. Radiator. recessed spot lights. Tile floor. Part tile walls.

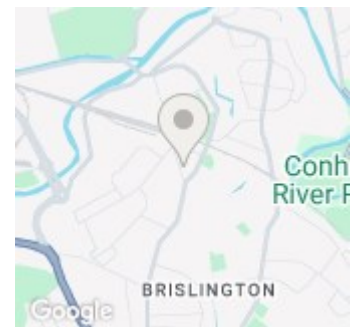
## Rear garden

A gardeners delight. A large garden in the city. Currently laid to patio and with an area of artificial grass with borders in which there are mature shrubs. There is a large summer house with a power supply. Ideal as a place to relax or a home office. There are two further storage sheds. Rear access gate.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	