



**SARAH CLARK**  
PROPERTY CONSULTANTS

75 |  
SYDENHAM ROAD, BRISTOL, BS6 5SH

This is a great opportunity to own a house rather than a flat in the very sought after area of Cotham. This lovely two bedroom house is on Sydenham Road which is situated close to all the amenities of the vibrant areas of both Stokes Croft and the Gloucester Road.

To make the most of the accommodation the bedrooms and bathroom are on the ground floor and upstairs there is a very good sized, bright and light, through kitchen and lounge. The added bonus is the mezzanine level which has a variety of uses including for a cinema room, an occasional guest bedroom or that all important study for home working. The house keeps giving as outside to the rear is a great terrace providing great space for summer barbecues.

This really is a very special find and is set in a great location. Stokes Croft is literally at the end of the street and provides a great number of independent shops, bars, restaurants and is easy walking distance into Broadmead and with great travel links.

The House is Freehold  
Council Tax Band D



### Features

- No Chain
- Freehold House
- Two Double Bedrooms
- Large Lounge, Kitchen, Diner
- Mezzanine Level
- Private Terrace



### Kitchen/Breakfast Room

12'10" x 11'7" (3.93 x 3.55)

On the first floor this is a lovely bright, light room with a modern kitchen with a range of wall and base units and integrated appliances including an electric oven and hob, dishwasher, fridge and washing machine.

There are patio doors leading out to private decked terrace, perfect for summer barbecues.

### Lounge

12'10" x 13'8" (3.93 x 4.18)

This lovely lounge leads on from the kitchen dining room and has windows to the front and a patio door to the Juliet balcony which means it is a fantastic living and entertaining space. From the lounge there are stairs leading to the mezzanine level.

### Mezzanine

11'9" x 12'3" (3.60 x 3.74)

This is a great bonus space and has a range of uses. It would be perfect for an office for those people working from home, or could be set up as a cinema room or potential guest bedroom for occasional use.

### Bedroom One

9'6" x 8'9" (2.92 x 2.67)

To maximise the living space the two bedrooms are situated on the ground floor. The master is to the rear of the house and has doors out to an enclosed patio area and access to the side of the house.

The bedroom is a good sized double and benefits from quite a large storage area beneath the stairs.

### Bedroom Two

9'4" x 8'11" (2.85 x 2.72)

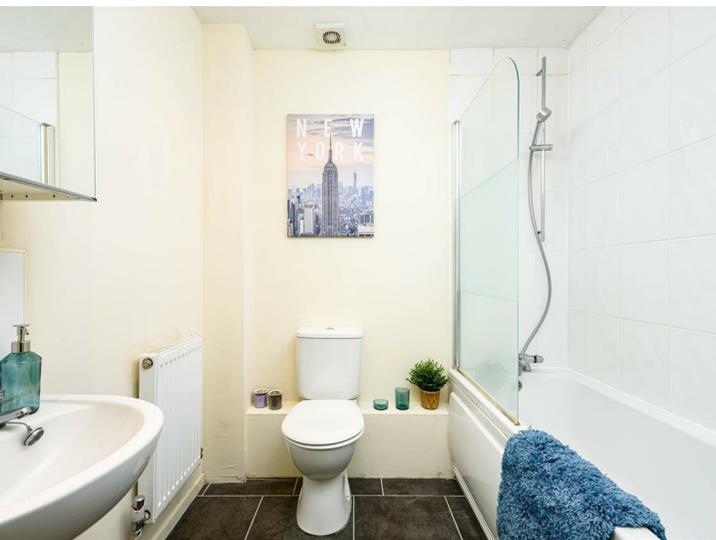
Situated at the front of the house this double bedroom is neutrally decorated and has a window to the front aspect.

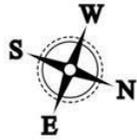
### Bathroom

Situated on the ground floor this nicely presented bathroom contains bath with shower over, basin and wc.

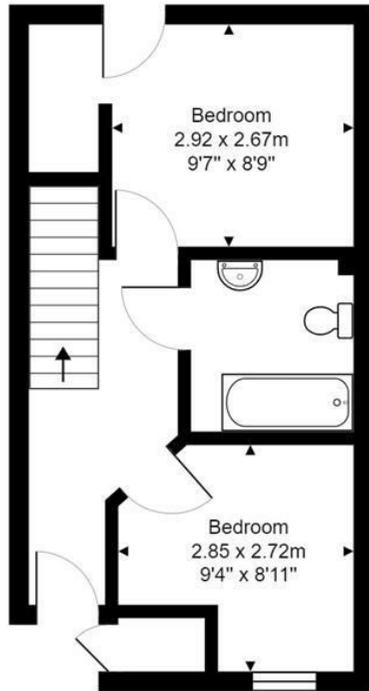
### Outside

The house benefits from two patio areas one is accessed from the master bedroom and the second accessed from the first floor lounge.

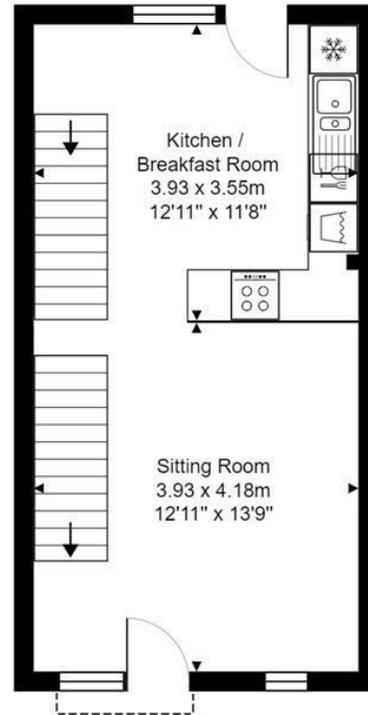




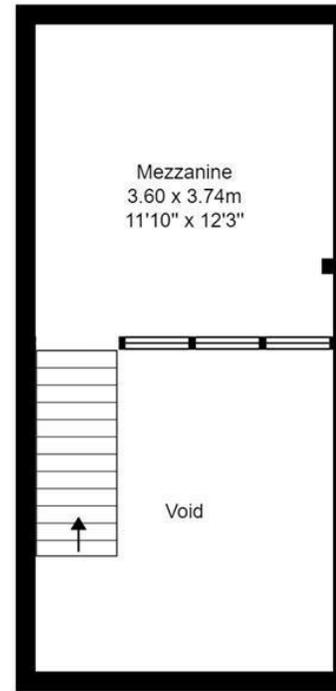
75 Sydenham Road



Ground Floor  
Area: 29.6 m<sup>2</sup> ... 319 ft<sup>2</sup>



First Floor  
Area: 30.5 m<sup>2</sup> ... 328 ft<sup>2</sup>



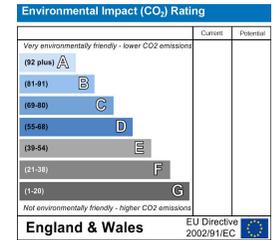
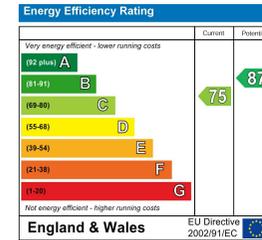
Mezzanine  
Area: 13.5 m<sup>2</sup> ... 145 ft<sup>2</sup>

Total Area: 73.6 m<sup>2</sup> ... 792 ft<sup>2</sup> (excluding void)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.

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TENURE  
FREEHOLD



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.