

33 Rozel Road, Bristol

£375,000

33 Rozel Road

Bristol

- No onward chain
- Edwardian end-of-terrace
- Two reception rooms
- Kitchen/diner
- Two double bedrooms
- Family bathroom
- South-West facing garden
- Scope to extend (STPP) and improve
- Close to Horfield Common
- 1071.97 sqft

Offered for sale with no onward chain, this charming Edwardian end-of-terrace house presents a fantastic opportunity to further improve, in a sought-after cul-de-sac position.

The property welcomes you with a spacious hallway that leads to two inviting reception rooms, a kitchen/diner and stairs lead to the first floor with storage tucked beneath. The lead reception is to the front, benefitting a bay window with sash style UPVC double-glazed window, ceiling cornice and rose. Adjacent and sitting centrally is the second reception room, with a cast-iron decorative fireplace and a double-glazed window overlooking the side garden. To the rear, the kitchen/diner at the rear of the property has a double-glazed window overlooking the sunny rear garden. The kitchen is fitted with a range of wood wall and base units, and decorative splashback tiles.

Upstairs, the accommodation comprises two double bedrooms and a family bathroom. To the front is the principal bedroom, spanning the full width of the property with double-glazed windows providing a







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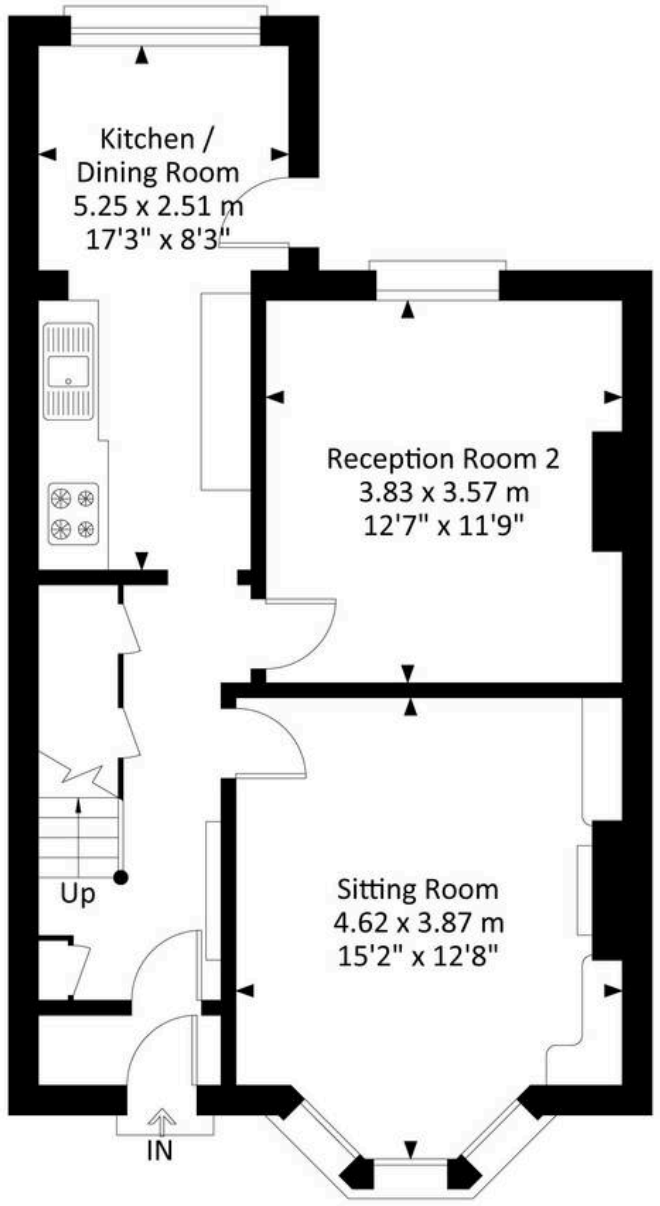




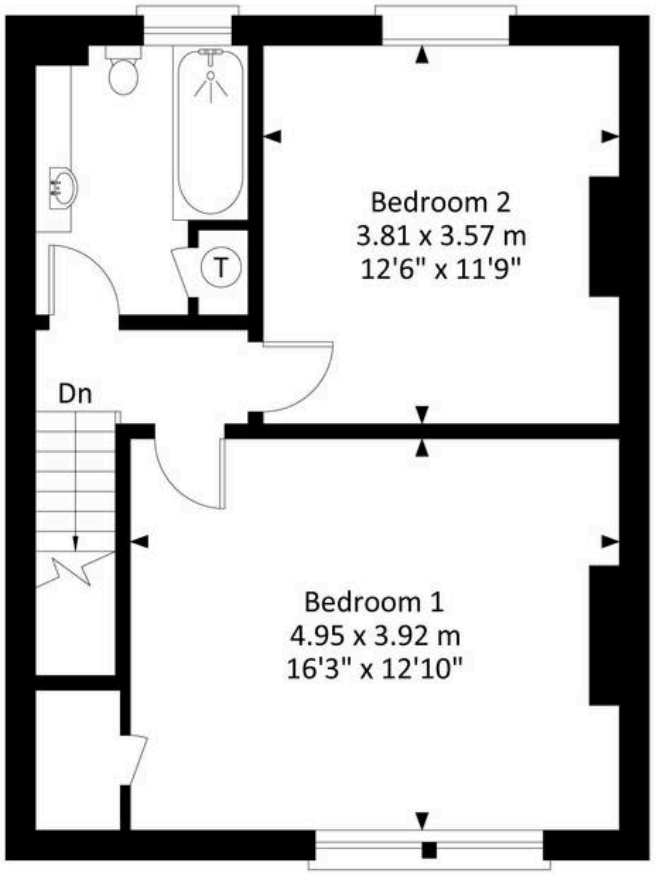


33 Rozel Road, Horfield, Bristol, BS7 8SQ

Approximate Gross Internal Area = 99.59 sq m / 1071.97 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

elephant



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