



| Old Sneed Road |

Guide Price £1,100,000

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# 41 Old Sneed Road, Stoke Bishop, Bristol, BS9 1ES

- Semi Detached Family Home
- 4 Bedrooms, 2 Reception Rooms
- Prime Road
- Wonderful South Westerly Facing Rear Garden
- Fantastic Scope and Potential
- Parking and Garage

We are delighted to offer to the market for the first time in over 40 years this wonderful 4 bedroom 1920s semi-detached family home, that offers exciting potential and set on a prime road on the Stoke Bishop/Sneyd Park borders. With a south westerly facing garden that measures comfortably over 100ft, this is a superb opportunity for those seeking a quality family home with a stunning garden. The property is offered with no onward chain.

The property is accessed to the front initially into a porch and then into the spacious entrance hall that provides access to the two reception rooms, kitchen, stairwell to the first floor and useful understairs storage cupboard. The front reception has a bay window, Minster style fireplace, coving, picture rail and shelving into the alcove. The adjoining rear reception room connects wonderfully with the garden with French doors and windows, coving, picture rail and is full of charm. The kitchen/dining room is open plan with windows overlooking the garden. The kitchen area has wall and base units, worktop and a tiled splashback, stainless steel sink/drain, space for oven, plumbing for washing machine and space for fridge/freezer. Off the kitchen, is a side porch with access to a downstairs WC and store cupboard that houses the wall mounted Worcester gas boiler.





To the first floor the landing provides access to the four bedrooms, family bathroom, airing cupboard, loft hatch and original leaded light feature window to side with a secondary glazing. Bedroom 1 is to the rear with a lovely view over the garden, built in wardrobes and a shower ensuite, low level WC, wash hand basin and vanity unit. Bedroom 2 is to the front with built in wardrobes, picture rail and view over the front garden. Bedroom 3 is with dual aspect window, attractive view over the rear garden, picture rail and is well proportioned. Bedroom 4 is to the front with window, built in cupboard and picture rail. The bathroom has obscured window to the rear, bath with shower over, low level WC, wash hand basin and is partly tiled.

Outside, there is a sizeable frontage with the potential for parking numerous cars. There is a large area laid to lawn with various shrubs and a low-level fence to the front. Access to the single garage via up and over door with power and lighting.

To the rear is a beautiful, mature family garden that measures comfortably over 100ft in depth. With a south-westerly aspect, it is sure to appeal to those who love spending time outdoors. There are various areas to enjoy, with an area laid to patio by the house, the garden is laid mainly to lawn with a range of shrubs, plants and trees.

The property offers huge scope to extend to the side, rear and into the roof, all subject to obtaining the necessary planning consents.



**Energy Performance Certificate**  
Rating D

Council Tax Band F





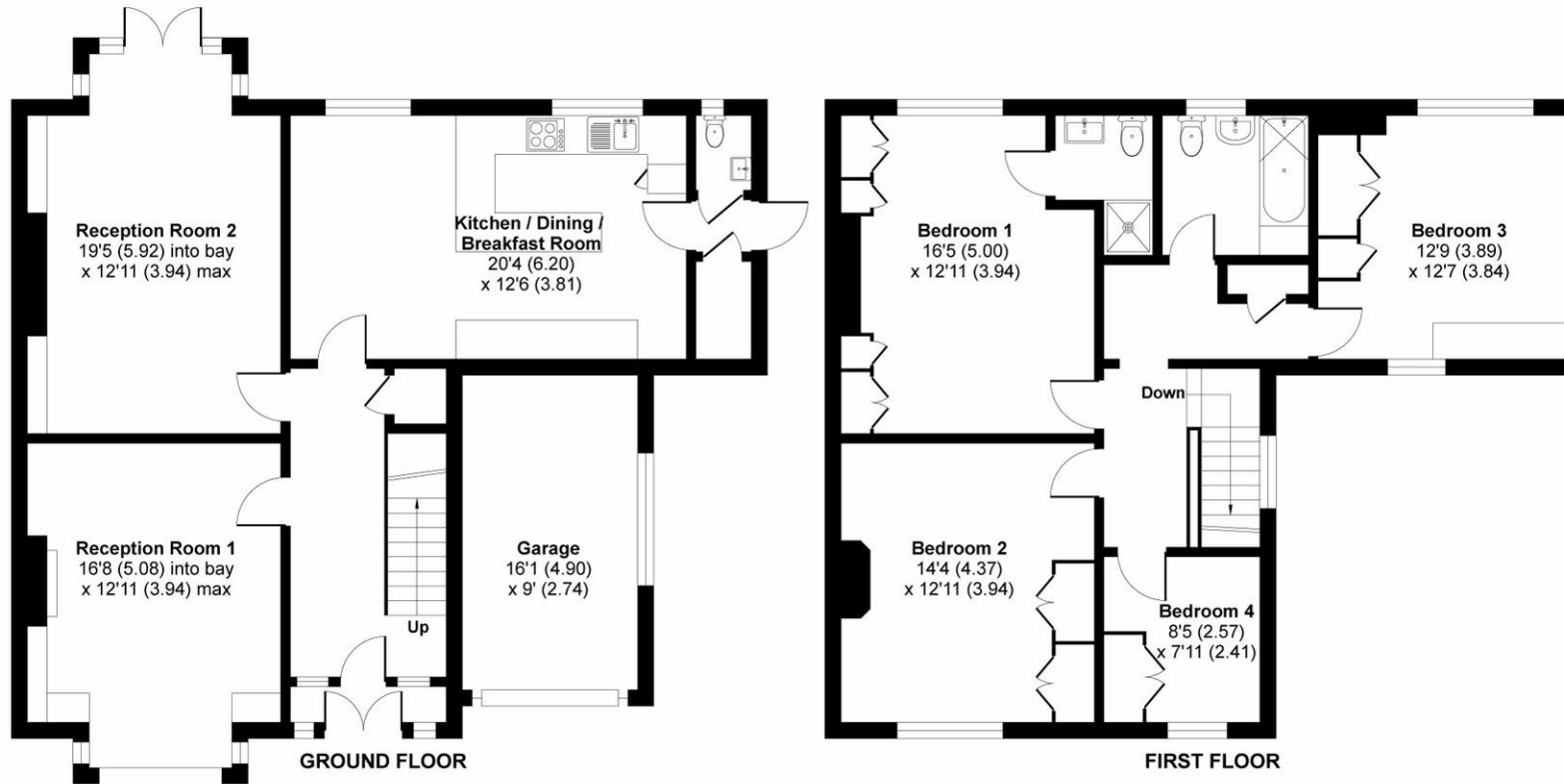
## Old Sneed Road, Bristol, BS9

Approximate Area = 1772 sq ft / 164.6 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1918 sq ft / 178.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1079194



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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