



23 EGERTON ROAD BISHOPSTON BS7 8HN

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GOODMAN  
& LILLEY





A beautifully presented six bedroom Victorian family residence occupying a wonderful sought after location with an exceptional 130ft rear garden.

The property is situated in one of Bishopston's most prestigious locations within close proximity to Bishop Road Primary and Redland Green secondary schools. The property is also a short walk away from the many local shops, cafes and restaurants which Gloucester Road has to offer. Off street parking for two cars at the front of the property is another real bonus here, something fairly difficult to find locally.

Internally this stunning home boasts a wonderful mixture of original features, character and contemporary décor. The property has undergone a great deal of improvement by the current owners who have utilised the space by extending to the rear as well as into the roof space.



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- \* Beautifully Presented Family Home
  - \* Six Double Bedrooms
  - \* 130 Foot Rear Garden
  - \* Close to Local Shops, Cafes and Bars
  - \* Off Street Parking for Two Vehicles
  - \* Extended to Rear



£875,000





£875,000  
Tenure: Freehold  
Council Tax Band: E





# LOCAL AREA



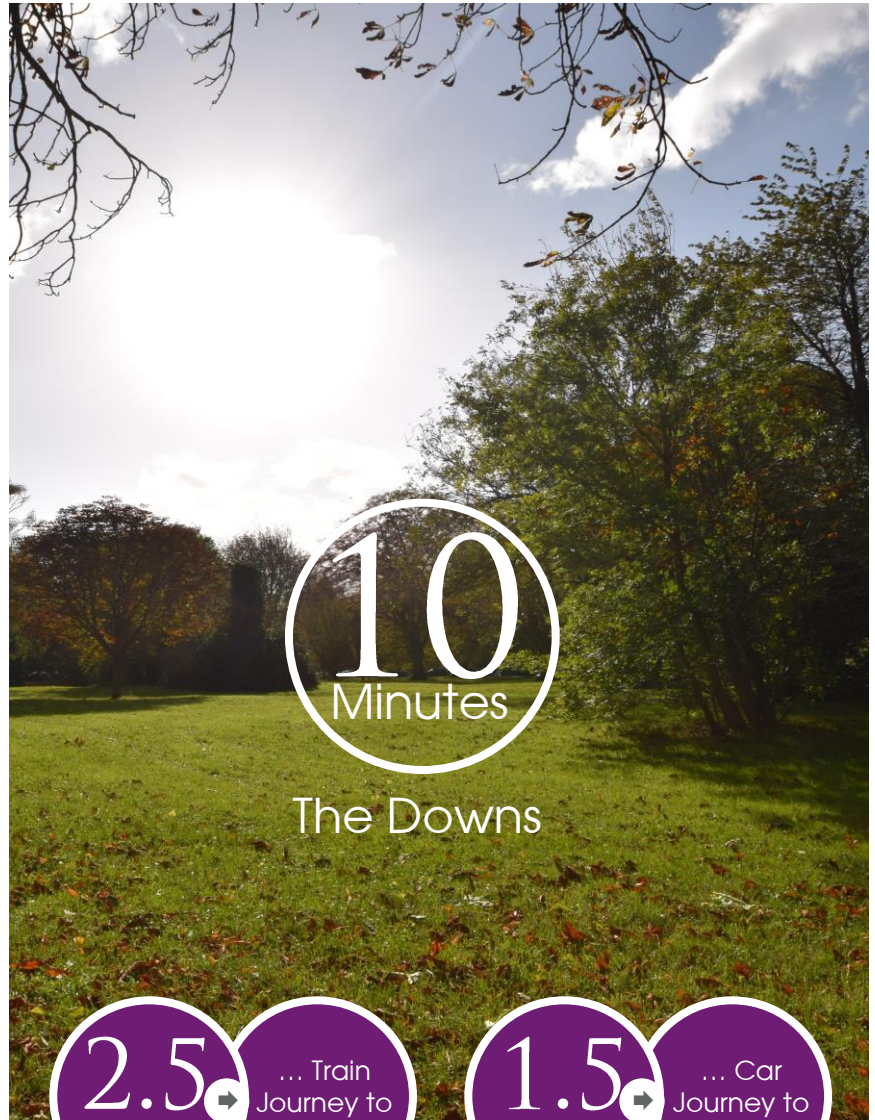
Bristol Harbourside

20 Minutes



Bristol Zoo

12 Minutes



10  
Minutes

The Downs

2.5  
Hours

... Train  
Journey to  
London

1.5  
Hours

... Car  
Journey to  
Devon

Dubbed as a modern, dynamic green city, Bristol thrives off sharing its enviable quality of life with its residents and is a centre of culture, lifestyle, employment & education.




Perfectly placed on the bustling commuter belt, the city sits as a flagship for the South West, helping diverse sectors unite to include financial and ICT sectors, engineering, healthcare research and high calibre universities and sporting colleges.

Steeped in heritage with a legacy of fine iconic buildings, historic streets, transport hubs, parks & open spaces, regeneration plans are in place to perfectly blend the old with the new, making it easy to see why so many call it home.

As European Green Capital 2015 and the first Cycling City, investment plans continue to bring zest & new life in to Bristol and will build upon the solid foundations that have allowed Bristol to pave the way in city and lifestyle development to create a new, superbly connected entry into Bristol.



TRANSPORT

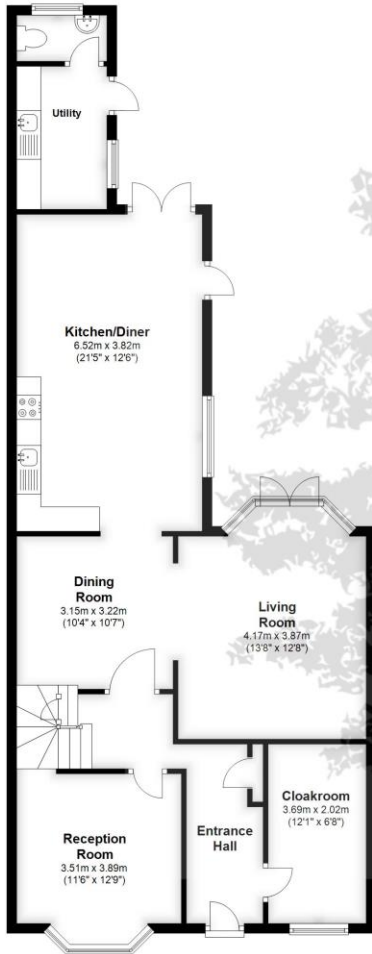
-  Bristol Airport 20 Minutes
-  M32 12 Minutes
-  Temple Meads 17 Minutes

EPC BAND TBC

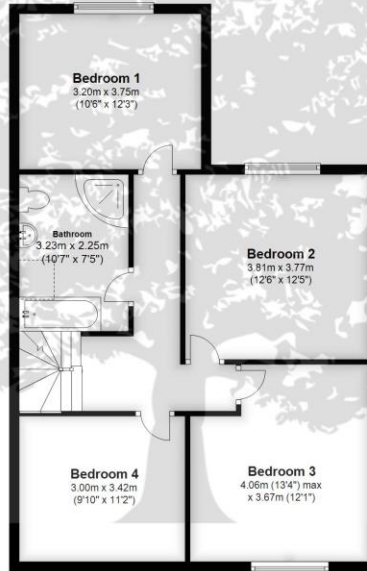
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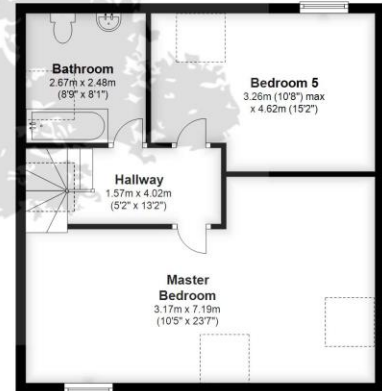
**Ground Floor**  
Approx. 90.7 sq. metres (976.8 sq. feet)



**First Floor**  
Approx. 69.6 sq. metres (749.1 sq. feet)



**Second Floor**  
Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 215.0 sq. metres (2314.3 sq. feet)

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