



202 BISHOP ROAD,
BISHOPSTON, BS7 8NB

**GOODMAN
& LILLEY**







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GUIDE PRICE
£784,000

A wonderful four bedroomed semi detached family home with south facing rear garden, detached garage and three car driveway parking, situated in a highly sought after location on the Bishopston/Redland borders positioned close to Redland Green Secondary School and Bishop Road, Westbury Park & Henleaze Infant & Junior Schools.

An exceptional property, viewing is recommended to fully appreciate the location and interiors. Call, click or come into visit our experienced sales team

Summary

The extended accommodation is arranged over three floors and briefly comprises a welcoming entrance hall, bay fronted sitting room, and a generous open plan kitchen / dining room with doors out to the rear garden. Stairs rise from the entrance hall to the first floor landing with doors opening to three bedrooms and the family bathroom. The roof space has been subject to a conversion and now offers one further double bedroom and a modern stylish bathroom.

Location

Located only a short walk to Kellaway Avenue which hosts various shops and within easy access of Gloucester Road / Henleaze Road which offer a further choice of independent shops, cafes and restaurants. Also close to Redland Green School and Henleaze Junior School, perfect for families.

Accommodation

See the floorplan for room measurements.

Ground Floor

Approached via a tarmacked driveway with path leading to the covered porch entrance and main front door to the house.

Entrance Hallway

With stairs that rise to the first floor and great natural light provided by the original stained glass panels surrounding the front door, exposed floorboards, picture rails, understairs storage cupboard and doors leading to all ground floor rooms.

Sitting Room

With double glazed bay window to front elevation, picture rails, fitted feature wood burning stove and opening into the kitchen/dining room with folding glazed doors.

Open Plan Kitchen / Dining Room

A wonderful open plan kitchen / dining room occupying the width of the house and opening out to the south west facing rear garden. The dining area facing a south/westerly aspect has double glazed doors and windows out to the rear garden, wood laminated flooring and opens into the kitchen. The modern kitchen comprising fitted units with work surfacing over, 1½ bowl sink, breakfast bar and integrated appliances. Further appliance space for fridge/freezer, washing machine and dishwasher. With double glazed windows overlooking the sunny south facing garden and double glazed door providing access to the raised deck which in turn leads down to the rear garden.

First Floor

Landing

Double glazed window to the side, stairs rising to the second floor and doors to:

Bedroom Two

A good sized second bedroom with fitted wardrobes and double glazed bay window to the front of the house.

Bedroom Three

Double glazed window to the rear with views, fitted wardrobes.

Bedroom Four

Double glazed window to the front aspect.

Bathroom

Fitted with a quality suite that includes a panelled bath with central taps and shower fitted over with glass screen, low level WC and wash basin with storage under. Attractively tiled to exposed walls, heated towel rail and frosted double glazed window to the rear.

Second Floor

Landing

Double glazed window to the side doors to bedroom one and additional storage.

Bedroom One

A generous main bedroom with built in storage and wardrobes, two velux windows and door to the en suite.

En Suite Bathroom

A well fitted en suite bathroom fitted with a quality white suite including a bath with central taps and shower attachment, low level WC and wash basin, attractive tiled surrounds and frosted double glazed window.

Outside

Front Garden

The front garden sets the house back from the road with a lawn and shrub / tree borders. There is also a side driveway providing parking and access to a garage.

Rear Garden

A wonderful south/west facing rear garden with lawn and raised decking areas and bordered by shrub and tree boundaries.

Detached Garage / Driveway Parking

The house has a detached single garage located to the side / rear with a driveway providing access and additional parking for 3 cars.



- Superb Semi Detached Family Home
- South Facing Rear Garden
- Four Bedrooms
- Detached Garage / Driveway Parking
- Highly Sought After Location
- Great School Catchments



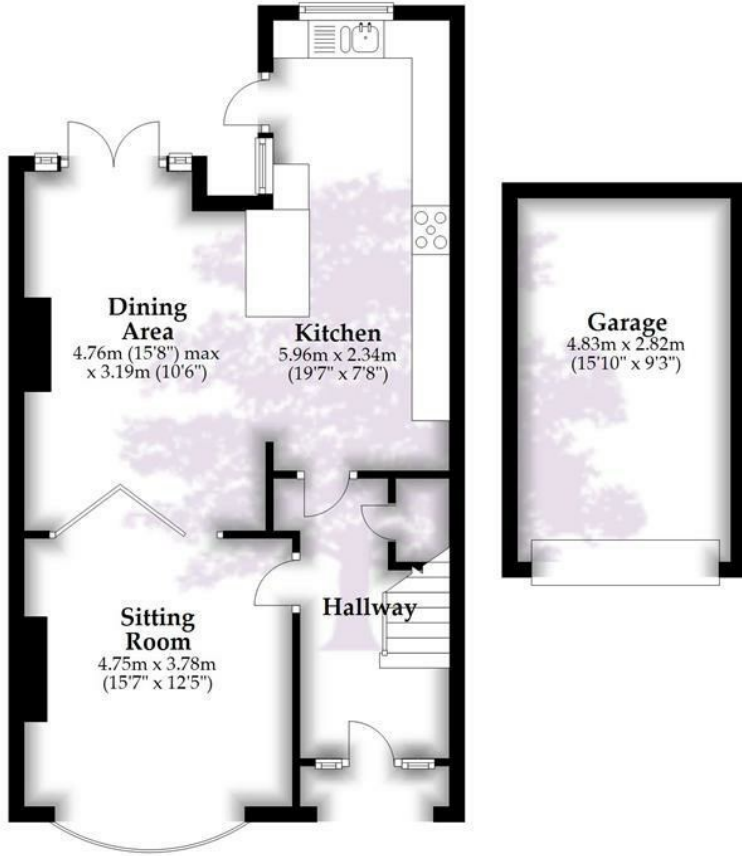


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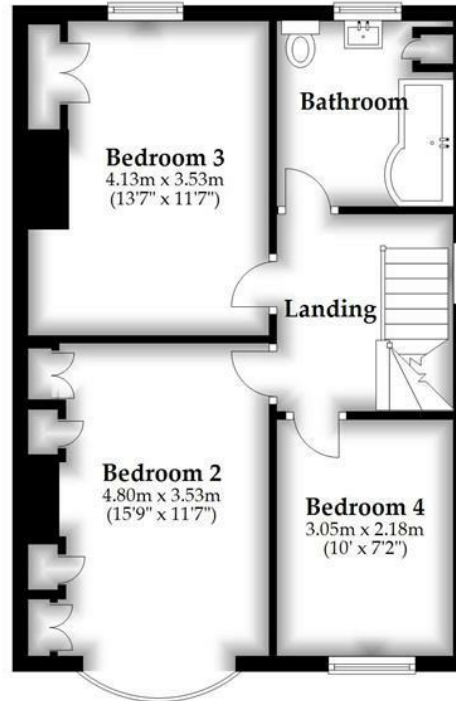
Ground Floor

Approx. 71.1 sq. metres (764.8 sq. feet)



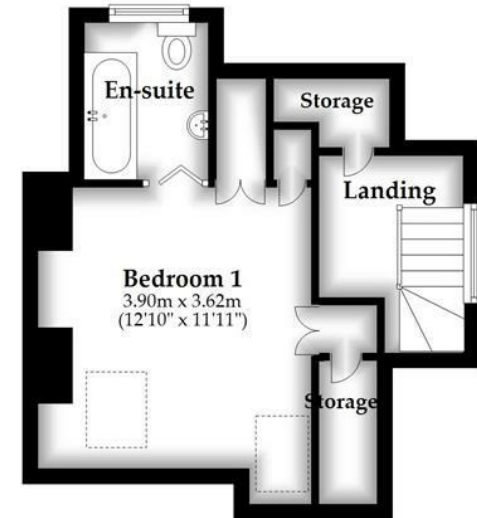
First Floor

Approx. 51.2 sq. metres (550.8 sq. feet)



Second Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 149.7 sq. metres (1611.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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