



46 BISHOP ROAD,  
BISHOPSTON, BS7 8LT

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GOODMAN  
& LILLEY











# 46 BISHOP ROAD

## BISHOPSTON BS7 8LT

GUIDE PRICE  
£699,950

A well-presented and generous four bedroom Victorian family home, located in the popular west Bishopston area with a superb south facing rear garden.

This position falls within the APR for Bishop Road Primary and Redland Green secondary school making it an ideal home for growing families. There is also the many amenities of Gloucester Road, city centre and major transport links all within easy reach.

Due to its location we anticipate a great deal of interest call today to view.

### Summary

Inside there are a host of period features and the accommodation which is set over three floors comprises a period tiled entrance porch that leads to the main hallway, sitting room with fireplace, second reception that leads through to an open plan kitchen / dining room and on to the utility room at the rear. The first is occupied with three bedrooms and a bathroom and the loft has been converted to now offer a wonderful master bedroom with its own en suite shower room.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

The house is entered via the front door and a period entrance porch with feature glazed door that leads to the main hallway that has stairs rising to the first floor and doors to the ground floor rooms. The first room is a sitting room to the front of the house with bay window and feature fireplace, next is the dining room that opens into both a sun/garden room with pitched glass roof and the well fitted kitchen. The kitchen is off good size and has fitted units and integrated appliances, there is a glazed door form the kitchen that leads to a utility room and downstairs cloakroom at the rear. The utility room has a door to the rear garden.

### First Floor

To the first can be found three bedrooms of differing sizes and a family bathroom with white suite. The main bedroom to the first floor is at the front of the property and spans the full width of the house offering generous space, the second bedroom has ample space for a double bed, and the third bedroom is used as a home office.

### Second Floor

The master bedroom can be found in the converted roof space and offers generous space, fitted wardrobes views into the city from the rear windows and an en suite shower room.

### Outside

The house offers a superb south facing rear garden of generous proportions with lawn and patio areas, fully enclosed. There is also a front garden with space for bin and bike storage that sets the house back from the road with path to the entrance door.

### Useful Information

Tenure - Freehold  
Council - Bristol City  
Council Tax Band - C

- Victorian Period Home
- Open Plan Kitchen/Dining Room
- Four Bedrooms Master with En Suite
- Generous South Facing Rear Garden
- Utility Room / Downstairs Cloakroom
- Sought After Location









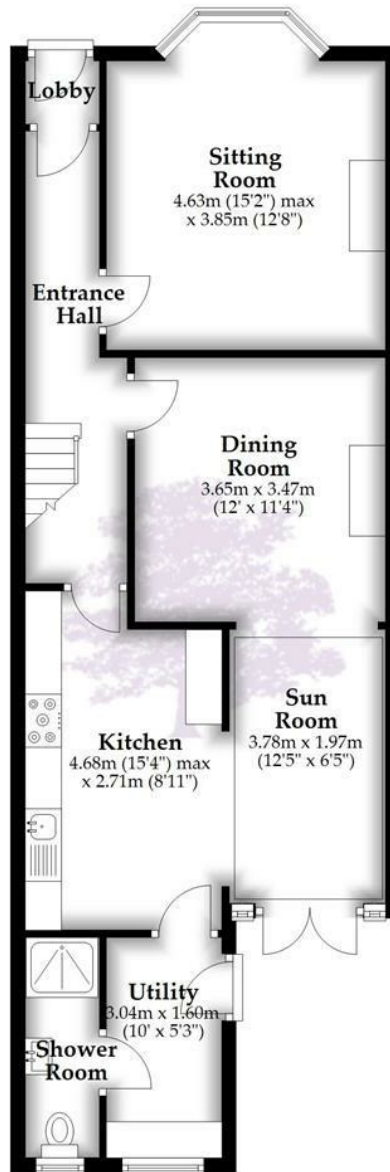


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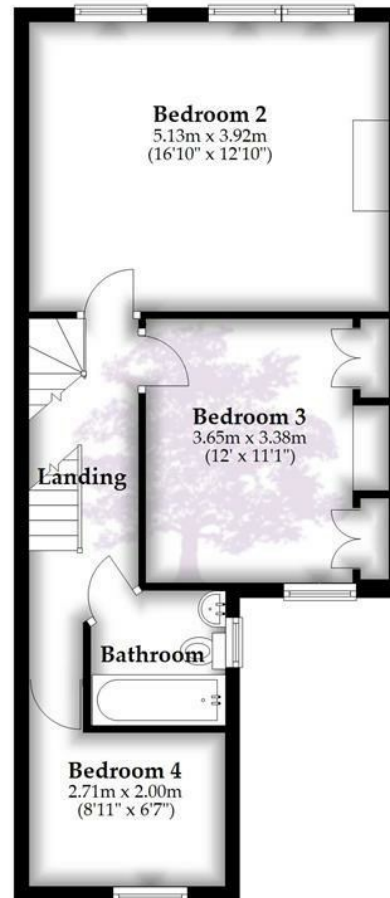
### Ground Floor

Approx. 67.5 sq. metres (726.9 sq. feet)



### First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



### Second Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



Total area: approx. 147.0 sq. metres (1582.1 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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