

elephant 



£465,000

38 Abbotsford Road, Redland, Bristol, BS6 6HB

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## 38 Abbotsford Road Redland, Bristol, BS6 6HB

A very well presented garden flat in a central Redland location, close to Cotham Hill and Whiteladies Road.

The property spans the ground floor of this period building with its own gated entrance on Hampton Road. This opens into a private southerly facing garden which is laid to lawn and surrounded by mature plants and trees. There is both a small patio and decked seating area with a useful garden shed next to the rear boundary. The main door opens into a hallway with a stripped wood floor with doors to all principle rooms. The spacious living room (21'5 x 16'10) is positioned at the end of the corridor and has a bay window to the front aspect. Many original features have been retained including a stripped wood floor, sash windows, working shutters, ceiling coving, a picture rail and a fireplace. This impressive room has space for both sitting and dining. A doorway leads back out into the hallway with the kitchen on the left hand side. This smartly presented room has recently fitted Harvey Jones shaker style units with a low profile Caesarstone quartz worktop with matching splashback and integrated appliances. There is a wood floor, two windows to the side aspect and further built-in kitchen storage on the adjoining wall in the hallway. Opposite is a stylish bathroom fitted with a modern white suite including bath with shower over, hand wash basin with vanity unit beneath, close coupled w/c, heated towel rail and floor, tiled walls and spot lights.

The hallway continues towards the front door with bedrooms on either side. The master bedroom has a stripped wood floor, sash window facing the garden and built in storage in the chimney breast recess. The second bedroom fits a double bed, has a stripped wood floor and dual aspect windows. The property has been improved by the current owners with replacement kitchen, bathroom and double glazed windows throughout.



This lovely home is well located in easy reach of some of Bristol's most highly regarded shops, cafes and restaurants.

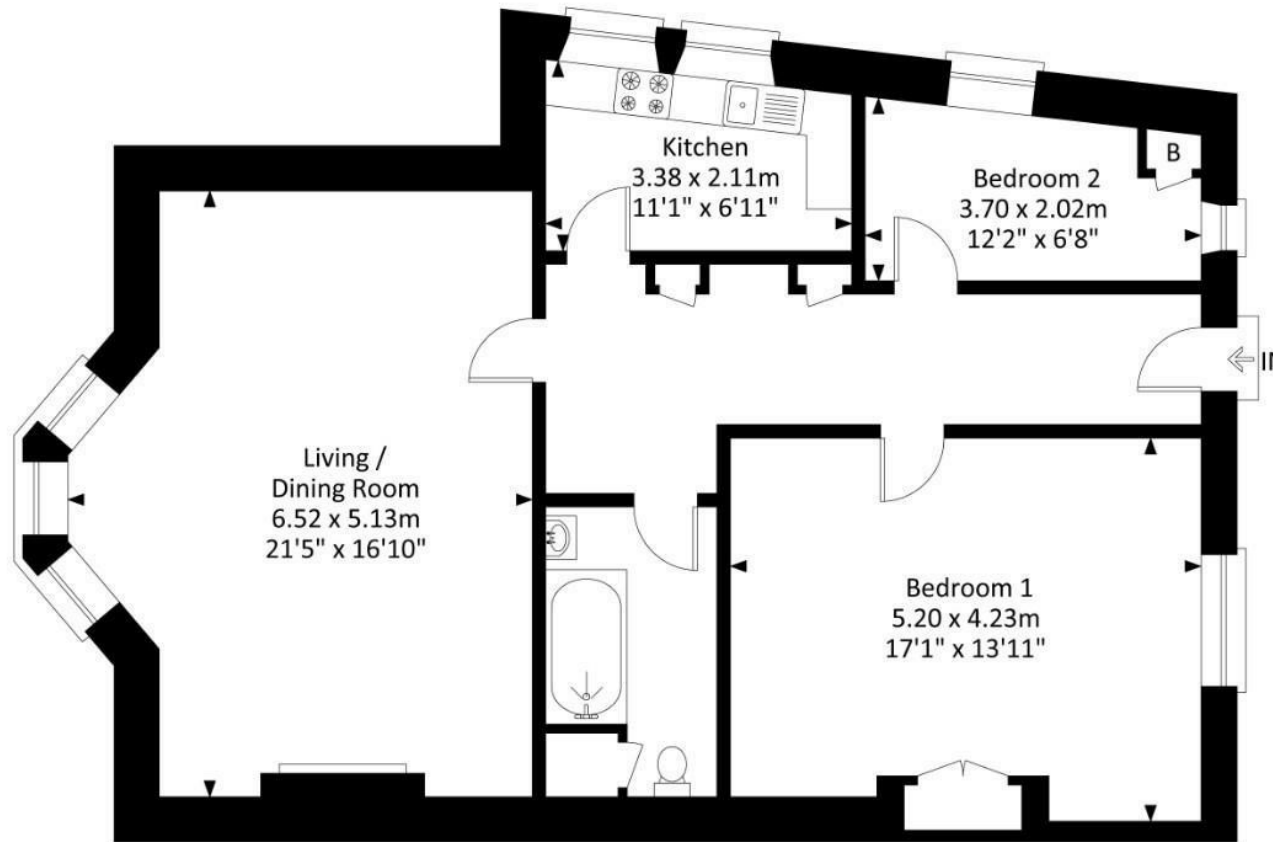
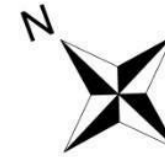
Offered with no onward chain.





# Garden Flat, 38 Abbotsford Road, Redland, Bristol, BS6 6HB

Approximate Gross Internal Area = 87.65 sq m / 943.45 sq ft



Garden Flat

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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