



50 Elton Road, Bishopston  
Guide Price £875,000

RICHARD  
HARDING







# 50 Elton Road, Bishopston, Bristol, BS7 8DE

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An attractive and double fronted, 4 double bedroom, 3 reception room, Victorian period terraced family home located within just 600 metres of Redland Green Secondary School. Further benefitting from sunny south-westerly facing rear garden.

## Key Features

- **Prime location** on the west side of Bishopston within a short stroll of the fabulous independent cafes, shops and restaurants on Gloucester Road, also handy for bus connections to central area and Redland/Montpelier train stations.
- **Ground Floor:** entrance vestibule, reception hall, dining room, kitchen/breakfast room, sitting room, cloakroom/wc.
- **Lower Ground Floor:** family room, laundry room.
- **First Floor:** part galleried landing, 4 double bedrooms, shower room, separate wc.
- **Outside:** front courtyard, sunny south-west facing rear garden with sitting out areas.







## GROUND FLOOR

**APPROACH:** from the pavement, a dwarf stone wall with pathway bisecting the front courtyard and leading to the front entrance. Solid wood panelled front door with brass door furniture and fanlight, opening to:-

**ENTRANCE VESTIBULE:** inlaid entrance mat, tall moulded skirtings, dado rail, picture rail and simple moulded cornicing. Part stained glass wood panelled door with overlight, opening to:-

**RECEPTION HALL:** by virtue of its double frontage the reception hall is centrally located and provides access to all reception accommodation. Exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point, raised height main switchboard control cupboard. Elegant turning staircase ascending to the first floor with handrail and ornately carved spindles enjoying natural light via tall multi-paned sash window. Door with stairs descending to the lower ground floor. Panelled doors with moulded architraves, opening to:-

**DINING ROOM:** (17'7" x 11'8") (5.35m x 3.56m) box bay window to the front elevation comprising four sash windows with stained glass overlights. Central period fireplace with cast iron grate, decorative tiled slips, tiled hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, generous book shelving, radiator, ceiling light point.

**KITCHEN/BREAKFAST ROOM:** (16'2" x 14'1") (4.92m x 4.30m) comprehensively fitted with an array of sleek gloss, handle-less and soft closing base and eye level units combining drawers and cabinets. Roll edged wood effect worktop surfaces with matching upstands and splashback tiling plus pelmet lighting. Stainless steel sink with draining board to side and swan neck mixer tap over. Integral electric double oven with 4 ring gas hob. Space for fridge/freezer. Exposed wooden floorboards, tall moulded skirtings, Victorian style radiator, ceiling light point. A pair of multi-paned sash windows to the rear elevation. Multi-paned wood panelled door opening externally with steps down to the rear garden. Wide wall opening with double panelled doors opening to:-

**SITTING ROOM:** (16'8" x 13'1") (5.08m x 3.98m) bay window to the front elevation comprising four sash windows with stained glass overlights. Central period fireplace with open fire, cast iron surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point. Panelled door with moulded architraves returning to the reception hall.

**CLOAKROOM/WC:** low level flush wc, pedestal wash hand basin with hot & cold water taps and splashback tiling, part opaque glazed sash window to the rear elevation, radiator, ceiling light point, moulded skirtings.

## LOWER GROUND FLOOR

**FAMILY ROOM:** (24'5" x 13'0") (7.44m x 3.95m) chimney breast with decorative recess and original bread oven, vertical style radiator, sash window overlooking the rear garden with deep sill, inset ceiling downlights. Part glazed door overlooking and opening externally to the rear garden. Panelled door opening to:-

**LAUNDRY ROOM:** space and plumbing for washing machine, ceiling light point. Wall mounted Worcester Bosch gas fired combination boiler.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail & ornately carved spindles and enjoying plenty of natural light via the aforementioned multi-paned sash window. Moulded skirtings, ceiling light point, loft access with pull down ladder. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (16'11" x 10'3") (5.15m x 3.12m) sash window plus bay window comprising four sash windows to the front elevation, ornate cast iron fireplace, two radiators, tall moulded skirtings, picture rail, ceiling light point.

**BEDROOM 2:** (11'9" x 11'1") (3.57m x 3.39m) a pair of sash windows to the front elevation, concealed radiator, chimney breast with recesses to either side, tall moulded skirtings, picture rail, simple moulded cornicing, ceiling light point.

**BEDROOM 3:** (14'4" x 10'7") (4.37m x 3.23m) a pair of sash windows enjoying a sunny south-westerly orientation and overlooking the rear garden, ornate cast iron fireplace, tall moulded skirtings, radiator, ceiling light point.

**BEDROOM 4:** (11'8" x 10'9") (3.56m x 3.29m) a pair of sash windows enjoying a sunny south-westerly orientation and overlooking the rear garden, chimney breast with recesses to either side (one with fitted shelving), tall moulded skirtings, radiator, picture rail, raised height recessed storage, ceiling light point.





**SHOWER ROOM:** large walk-in style shower with shower screen, wall mounted shower unit, handheld shower attachment and an overhead circular shower with fully tiled surround. Wall mounted wash hand basin with mixer tap and pull out drawers below. Tall moulded skirtings, complimentary shelf, heated towel rail/radiator, inset ceiling downlights, extractor fan.

**SEPARATE WC:** low level flush wc, pedestal wash hand basin with mixer tap and splashback tiling, sash window to the side elevation, ceiling light point.

## OUTSIDE

**FRONT COURTYARD:** designed for ease of maintenance and stone chipped, but regardless having an assortment of mature shrubs including geraniums and lavender plus four lollipop style bay trees giving an impressive external appearance.

**REAR GARDEN:** immediately to the rear of the kitchen/breakfast room there are timber steps which descend to the rear garden with two newly refurbished decks which provide ample space for garden furniture, potted plants and barbecuing etc. The main section of the garden is level and laid to lawn and enjoys a sunny south-westerly orientation. A further timber deck sits above the Cranbrook which continues along the back of the houses on Elton Road and makes for an attractive feature. There is an established climbing rose and raised shrub border plus useful storage beneath the upper timber deck. Outside water tap. Access to family room at garden level.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### PLEASE NOTE:

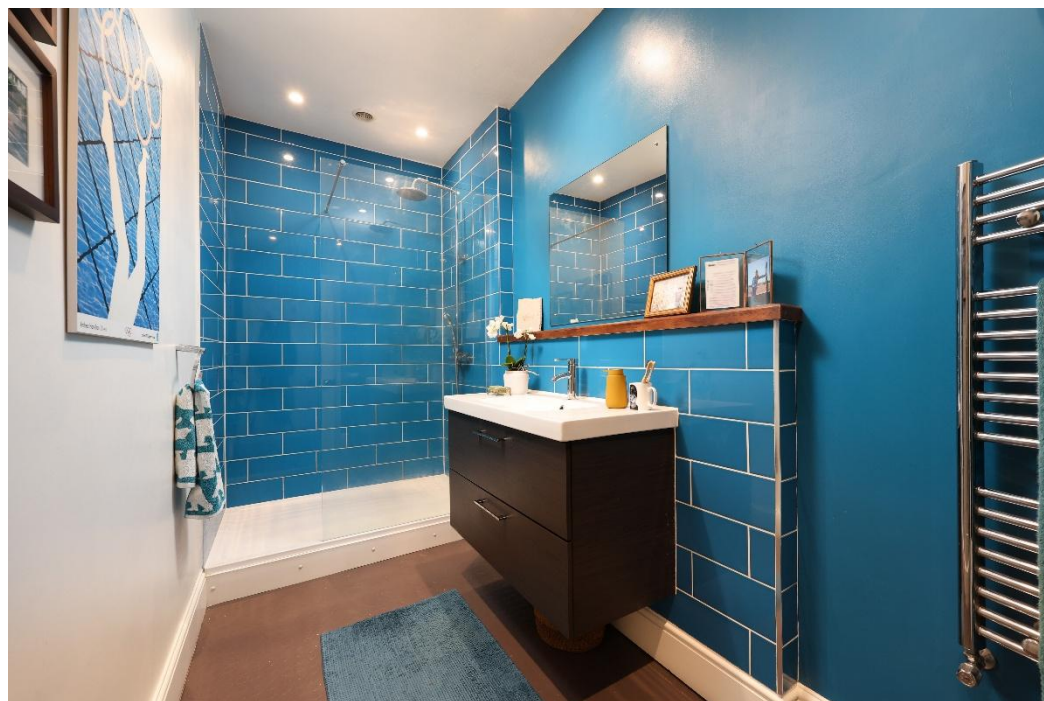
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:  
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





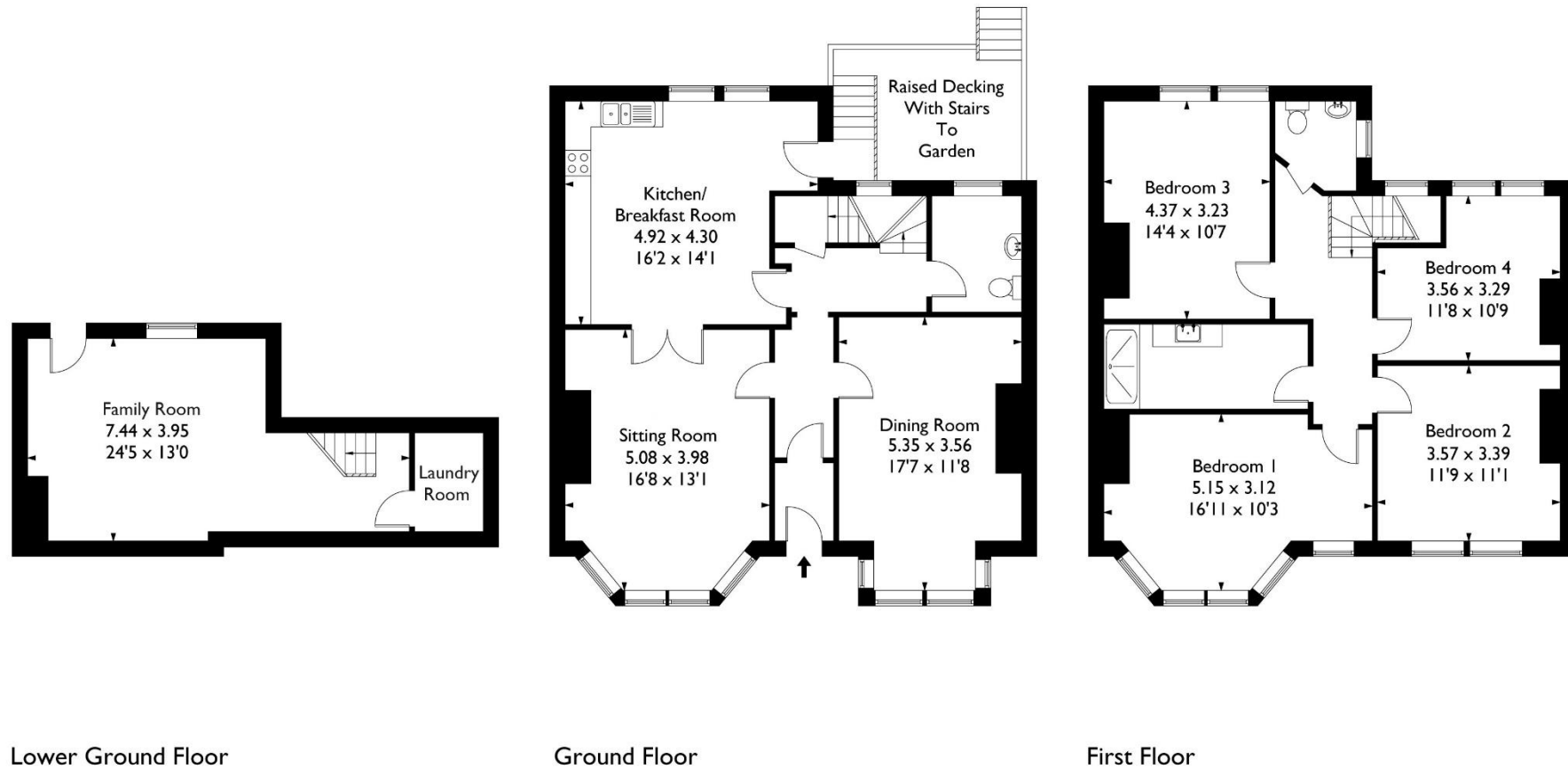
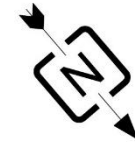






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Approximate Gross Internal Area 170.80 sq m / 1838.60 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.