



4 Ellicott Road, Bishopston, Bristol, BS7 9PT

**GUIDE PRICE £495,000**

**G** **GOODCHILD**  
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## PROPERTY OVERVIEW

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A stylish and improved mid-terrace Victorian bay fronted home tucked away on a quiet cul-de-sac in Horfield. This charming property has plenty to offer and includes three double bedrooms, cosy living room with bay window and log burner, separate dining room, fitted kitchen and a good-sized enclosed garden to the rear.

Accommodation comprises: Main entrance hallway that leads into a beautifully presented living room complete with double glazed bay window, a stripped wooden floor, log burner, coving and recessed shelving. At the rear of the property is generous dining room, which has ample space for a large table and there is a cupboard and shelving with a window overlooking the garden. The kitchen is fitted with a range of wall and base units with solid wood work tops and tiled splash-backs. An array of integrated appliances and recessed spotlight complete the overall look.

Moving upstairs on the first floor there are two double bedrooms and a family bathroom. The master bedroom is at the front of the property and spans the full width of the house, featuring a period fireplace. The adjacent second bedroom is also a well-proportioned double and overlooks the rear garden. There is a stylish family bathroom consisting of a modern white suite and sink set in vanity unit.

The top floor has been converted into a well-designed loft conversion, which has created an excellent double bedroom with en-suite which compliments the natural light and space.

Externally, the front of the property has a classic Victorian brick facade with a low-level brick wall, whilst the sizeable rear garden enjoys mature, planted borders and two patio areas front and rear.

Ashley Down Primary School approx. 0.36km  
Filton Avenue Primary School approx. 0.59km  
Trinity Academy approx. 0.98km

### Location

Ellicott Road is situated in a convenient location just off Gloucester Road with its vast array of shops, cafes, restaurants and bistros. The road remains popular with many young families due to the excellent local schools both state and independent. There are good public transport links to Bristol City Centre as well as easy access to the M4/M5 motorway networks.

# KEY DETAILS

- A Stylish & Improved Victorian Mid-Terrace Property
- Situated On A Quiet Cul-De-Sac in Horfield
- 3 Double Bedrooms
- 2 Reception Rooms
- Enclosed Rear Garden

Guide Price: £495,000

Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



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Ground Floor

First Floor

Second Floor

TOTAL: 97.4 m<sup>2</sup> (1,049 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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If you would like a valuation please either call, email or follow the QR to book online.



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