



Asking price £600,000

31 Rosling Road, Horfield, Bristol, BS7 8SX

2 The Promenade, Bristol, BS7 8AL

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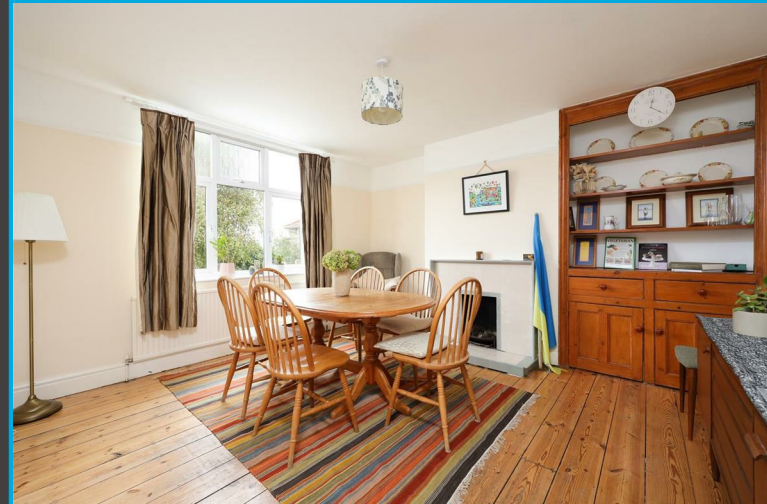


# 31 Rosling Road Horfield, Bristol, BS7 8SX

A well presented 1930s semi-detached home situated on a quiet residential road within the heart of Horfield. The property has been well cared for and has plenty to offer including three bedrooms, two large reception rooms, a contemporary family bathroom, side access and a mature south easterly facing rear garden. The property further benefits from being offered with no onward chain.

Accommodation on the ground floor comprises; main entrance hallway with original stripped wooden floor and storage cupboard incorporated under the stairs. The sitting room and lead reception is located at the front of the property and features a double glazed bay window, a stripped wooden floor, picture rail and a feature fireplace. Moving through the hallway to the rear of the property is a light and bright second reception room with an original built-in dresser, fireplace and a double glazed window providing a green and leafy outlook onto the rear garden. A door leads through to the kitchen which has been fitted with a range of contemporary wall and base units with contrasting work tops and striking metro style tiled splash-backs. There is also the added benefit of a built-in oven/hob with stainless steel extractor hood. A door provides direct access out to the rear garden.

On the first floor are three bedrooms and a family bathroom. The spacious master bedroom is located at the front of the house and features a large box bay window, an original fireplace and picture rail. Adjacent, bedroom two is another well-proportioned double and retains an original fireplace, whilst bedroom three is next door and shares the same outlook over the rear garden. Completing the accommodation is a contemporary family bathroom featuring a modern white suite with stainless steel fittings, an electric shower and slate grey tiled splash-back. There is also a further opportunity to





extend the current footprint by adding a loft conversion subject to the usual consent.

Externally, the front of the property bears the classic 1930s facade with box bay window, whilst side access leads through to a mature rear garden benefitting from a sunny south easterly facing aspect with both lawned and shale sections as well as raised planted beds featuring an array of mature plants and vegetables. Finally at the rear of the garden is a useful storage/potting shed.

31 Rosling Road possesses a lovely homely feel and offers any potential buyer a unique opportunity to add their own cosmetic stamp to the property. Tucked away on a quiet family road and conveniently located just a stone's throw away from Horfield Common and The Sports Centre, the property is also within easy walking access to all of the local shops, cafes and bars located on the Gloucester Road.









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Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

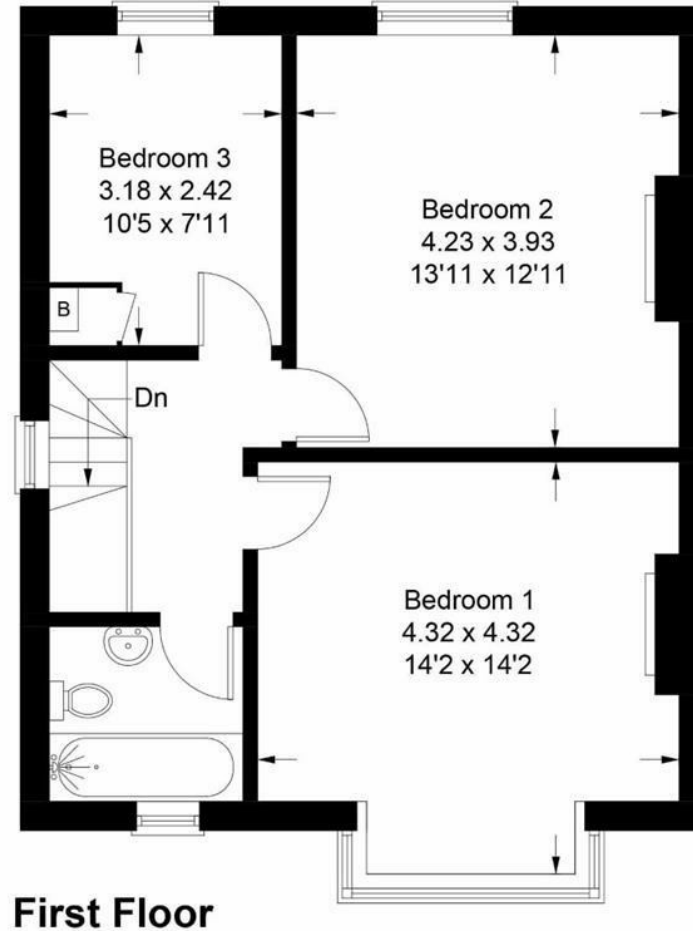
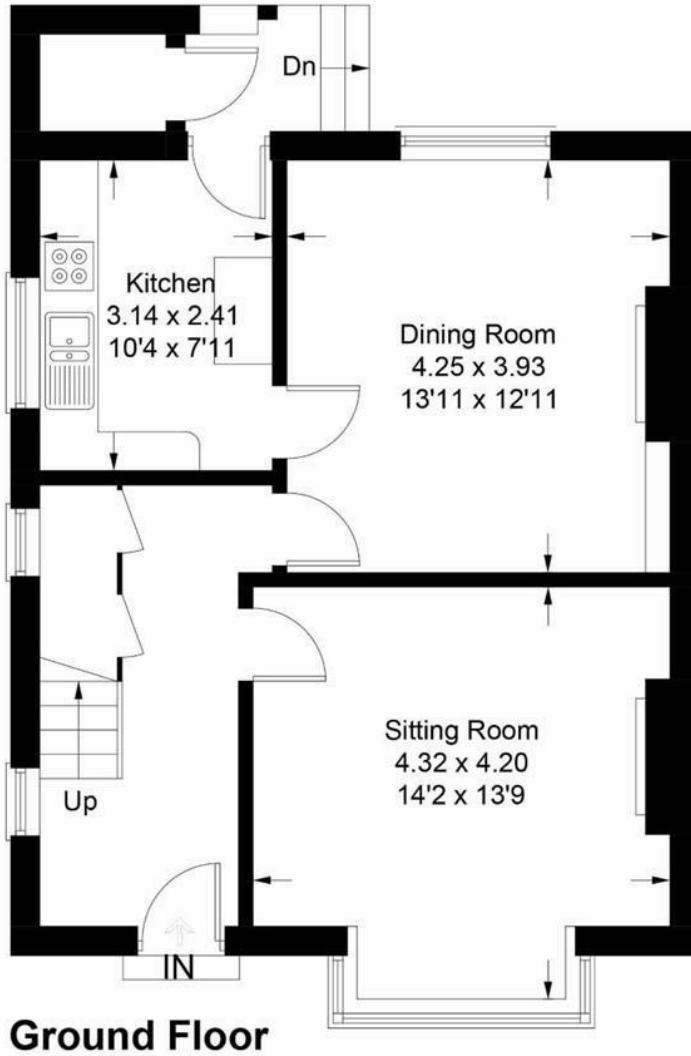


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1016537)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(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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