



£725,000

76 Kennington Avenue, Bishopston, Bristol, BS7 9ES

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## 76 Kennington Avenue Bishopston, Bristol, BS7 9ES

A stylish and well-finished end-of-terrace home on the popular, tree-lined Kennington Avenue. Having undergone renovation by the current owners, this extended property makes the perfect family home.

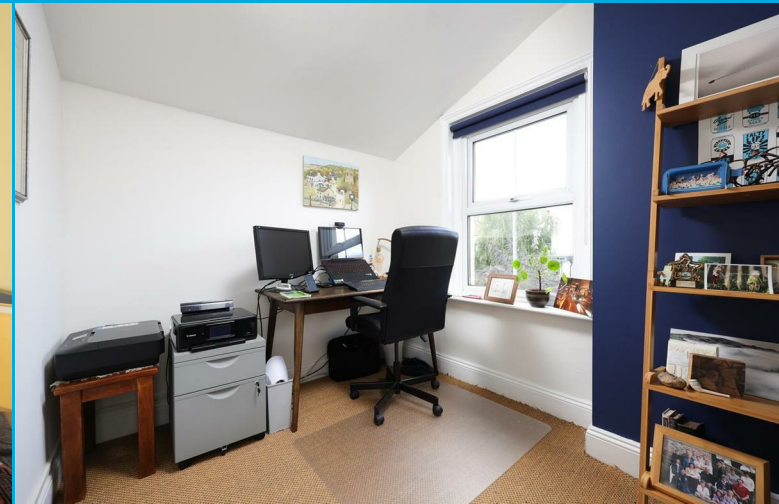
The accommodation on the ground floor comprises a classically proportioned living room with bay double-glazed sash windows, decorative cornice, ceiling rose, picture rail and an open fireplace. The rear of the property has been opened up and extended, creating an impressive kitchen/ living space which seamlessly connects to the rear garden. The kitchen has a range of modern wall and base units with fitted appliances and a central island/breakfast bar—a tiled floor runs throughout, with underfloor heating, Velux windows above the dining area and glazed doors connecting outside. Next to the dining area, an opening leads into a snug seating area with decorative cornice, ceiling rose and a wall-mounted gas fireplace. To complete the ground floor, a door leads from the kitchen to a useful utility and w.c.

On the first floor are three neatly decorated and carpeted bedrooms and a family shower room with underfloor heating. The largest bedroom at the front of the property has a bay with double-glazed sash windows and a fitted wardrobe extending along one wall. The adjacent second bedroom and third bedroom beyond both have double-glazed windows facing the garden. The smartly tiled shower room with a contemporary suite sits between the rear and middle bedroom. Stairs lead up to a light and bright loft room at the top of the house; this room extends over the entire second floor and has windows to the front and rear.

The rear garden is landscaped, offering a low-maintenance paved space with planted borders, a garden shed and gated access to the side. This



lovely home is located close to the highly regarded Brunel Field School. It is within easy reach of all the amenities on Gloucester Road, Gloucestershire County Cricket Ground and Ashley Down Station (due to open in 2024).





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Approximate Gross Internal Area = 157.0 sq m / 1690 sq ft  
(Excluding Eaves Storage)

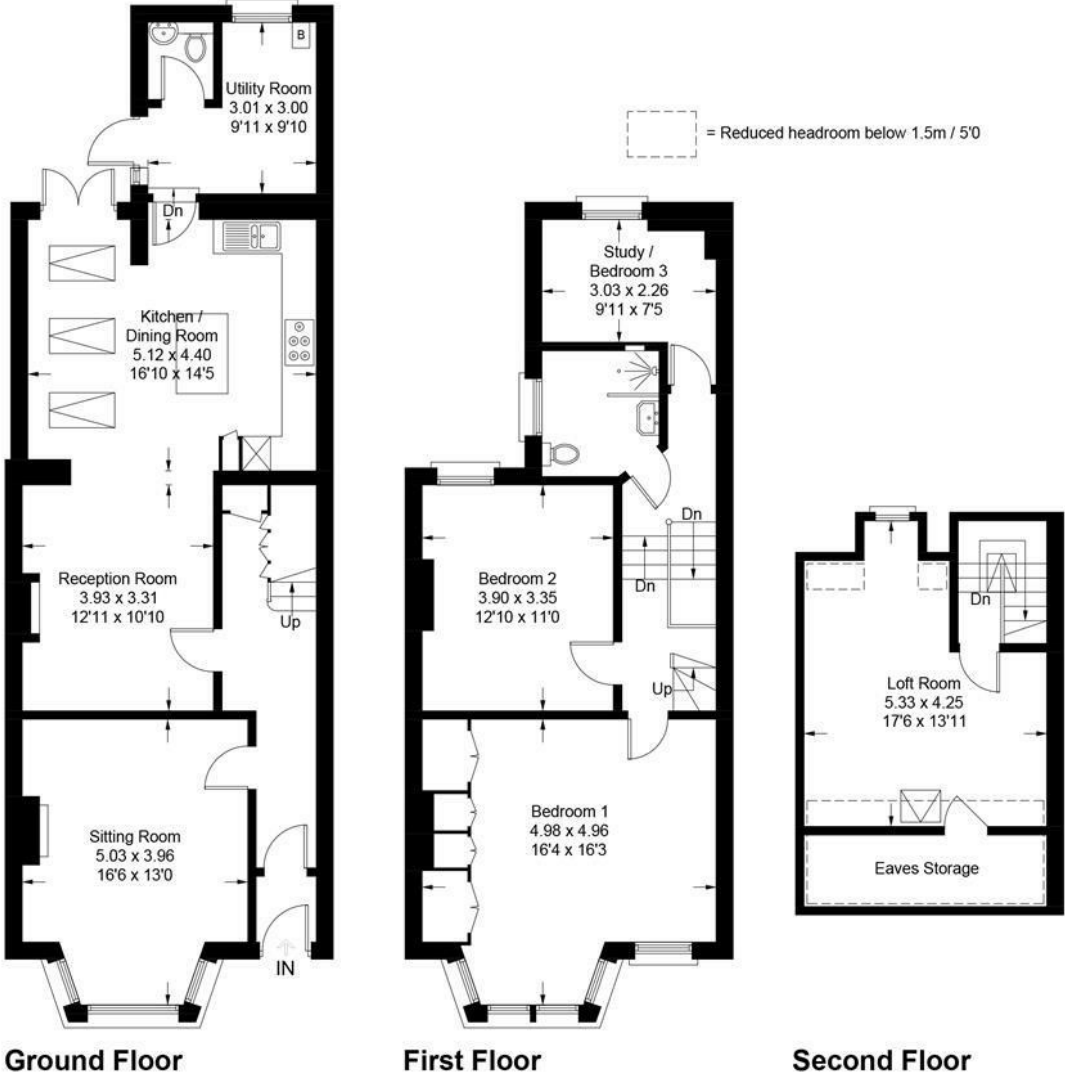


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019627)





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