



£635,000

65 Brynland Avenue, Bishopston, Bristol, BS7 9DX

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65 Brynland Avenue
Bishopston, Bristol, BS7 9DX

An immaculately presented three double bedroom Victorian home located a short walk away from the hustle and bustle of Gloucester Road. This stylish example has been tastefully decorated throughout and features many original period features.

Accommodation on the ground floor comprises; Main entrance and porch which leads into a bright hallway with a stripped wooden floor and downstairs W/C tucked neatly underneath the staircase. The living room is positioned at the front of the property and includes a double glazed bay window, stripped wooden floor, wood burning stove, cornice and dado rail. Next door is a second reception room currently being used as a dining room also with stripped wood floor, ceiling cornice, picture and dado rail. A large double glazed window allows for plenty of natural light and looks out on to the rear garden.

At the rear of the property is a large open plan kitchen/diner. The kitchen consists of a range of contemporary wall and base units with striking metro tiled splash-backs, solid wood work-tops and chrome fittings whilst integrated appliances and recessed spotlights complete the look. Beyond the kitchen is the dining area with double glazed french doors leading out on to the rear



garden.

On the first floor there are three bedrooms and the family bathroom. The master bedroom with bay is at the front of the property and benefits from a pleasant outlook on to neighbouring houses. The second bedroom is in the middle of the house and retains its original fireplace, whilst bedroom number three is at the back of the house and overlooks the garden. Finally completing the accommodation is a stylish bathroom with floor to ceiling tiles, walk-in shower and stainless steel heated towel rail.

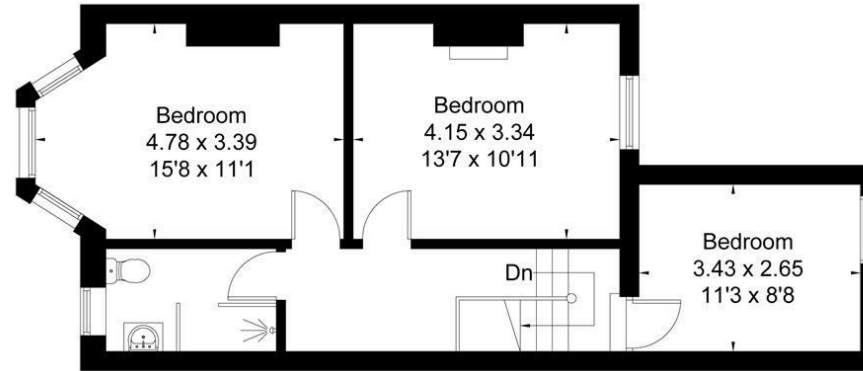
Outside the front of the property displays the classic Victorian facade with recently refurbished beautiful bath and rubble stonework and a solid wood front door. The rear garden has been neatly presented in three sections consisting of a paved patio with laid to lawn which in turn has been bordered by raised planted beds which feature an array of mature plants and shrubs. At the back of the garden is a raised decked/eating area perfect for catching the evening sun.

65 Brynland Avenue is a high quality property which has been finished to a very high standard throughout. It is conveniently located just around the corner from popular Gloucester Road and its many shops, cafes and bars. The property also falls within the catchment area for the highly regarded Bishop Road and Brunel Fields Schools with open spaces on Horfield Common and St Andrews Park nearby.

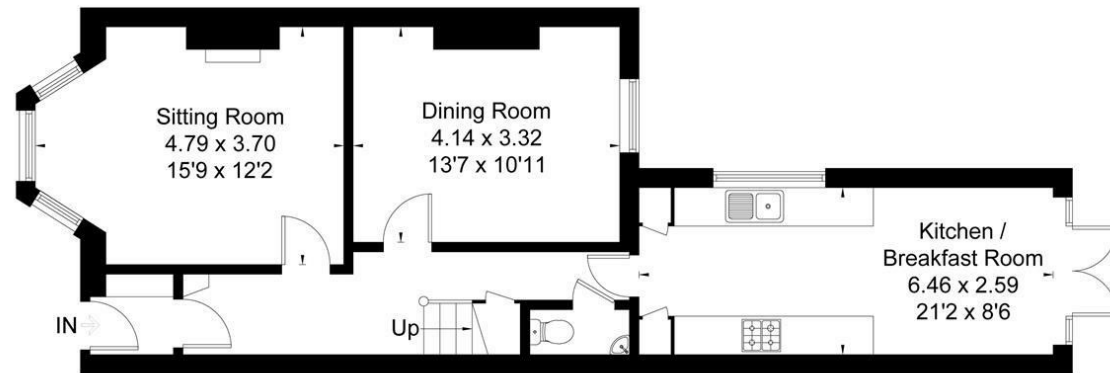




Approximate Area = 115.3 sq m / 1241 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 244760

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(16-58) D</p> <p>(9-34) E</p> <p>(1-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	79		68
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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