



£350,000

19 London Road, St. Agnes, Bristol, BS2 9QE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

19 London Road  
St. Agnes, Bristol, BS2 9QE

A spacious two-bedroom Victorian home sold with no onward chain.

The property is on a quiet residential road in St Agnes, close to Stokes Croft, St Agnes Park, and the City Centre. It also enjoys easy access to major transport links in and out of the city.

The property briefly comprises an open-plan sitting room/ dining room with a bay window to the front elevation. The kitchen is situated to the rear and fitted with modern wall and base units, an integrated electric oven/gas hob, and an inset stainless steel sink and drainer unit. A door leads to the rear garden.

On the first floor are two double bedrooms and a bathroom, including a principal bedroom that spans the whole property width and features a bay window to the front and fitted wardrobes.

The white bathroom suite comprises a panelled bath, separate shower cubicle, WC, and wash hand basin.

To the rear is a southeast-facing garden, which the current owners have lovingly



landscaped. The garden is laid to plum slate chippings, leading to a raised deck area and a raised bed to border.





**London Road, St Paul's, Bristol, BS2 9QE**

Approx. Gross Internal Area 955.29 Sq.Ft - 88.75 Sq.M



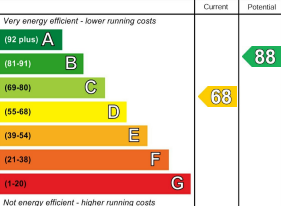
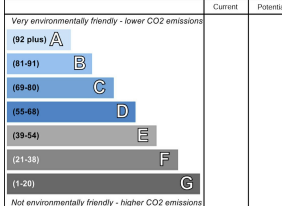
Ground Floor

First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>88</b></p>	 <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(40-60) <b>C</b></p> <p>(25-40) <b>D</b></p> <p>(10-25) <b>E</b></p> <p>(5-10) <b>F</b></p> <p>(1-5) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC