



£625,000

38 Kennington Avenue, Bishopston, Bristol, BS7 9ET

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

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'Mozart Villa' is a three-bedroom Victorian family home located on a popular tree-lined avenue in the heart of Bishopston.

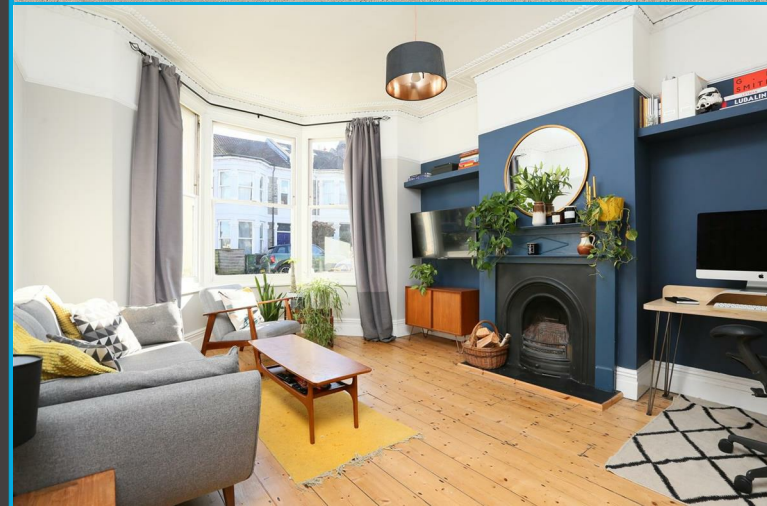
The accommodation comprises a sitting room with original sash windows to a bay, decorative cornice, picture rail, exposed wooden floorboards and an open cast iron fireplace with slate hearth. The versatile second reception has a dresser to the alcove and French doors onto a lean-to extension with windows and a door leading to the rear garden. At the rear, the breakfast room features stripped wooden floorboards, a period fireplace and a door to the kitchen. There is scope to combine both rooms or extend into the side return to create a large open-plan space. A useful storage space is tucked under the staircase, which rises to the first floor.

The principal bedroom spans the entire width at the front of the property with a bay window, a period fireplace and full-height built-in wardrobes to the alcoves. The second double bedroom has a period fireplace and a built-in wardrobe. Beyond, the third bedroom has a double-glazed window overlooking the garden. Next to this is the family bathroom with a white suite comprising a bath with a shower over.

The rear garden enjoys an open aspect, is mainly laid to lawn, and is separated by two patio areas connected by a paved pathway. There is a wooden storage shed and a pedestrian gate to the garden's rear, providing access to Ashley Close. This lovely family home is close to all the amenities along Gloucester Road and popular primary and secondary schools.

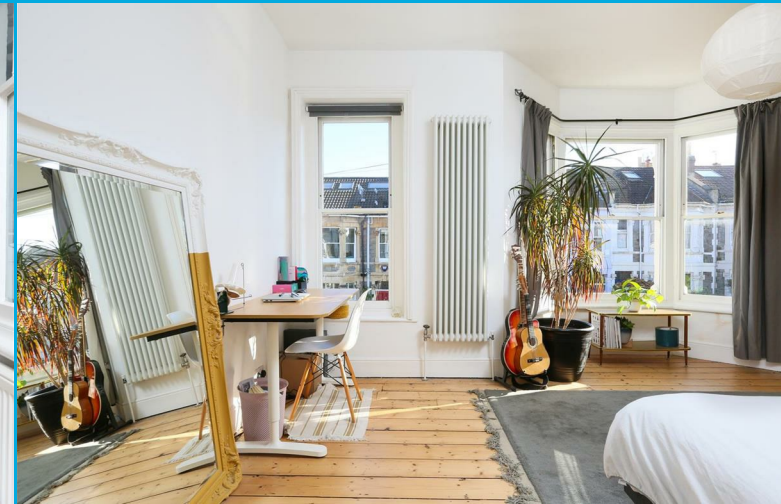
Vendors comments

"The house boasts ample natural light and a spacious



floor plan, perfect for entertaining guests or spending quality time with family. The beautiful westerly facing back garden is a simple and easily maintained area, backing onto a cul de sac, and benefitting from rear access, this is the perfect space to enjoy a coffee or glass of wine in the afternoon / evening sun.

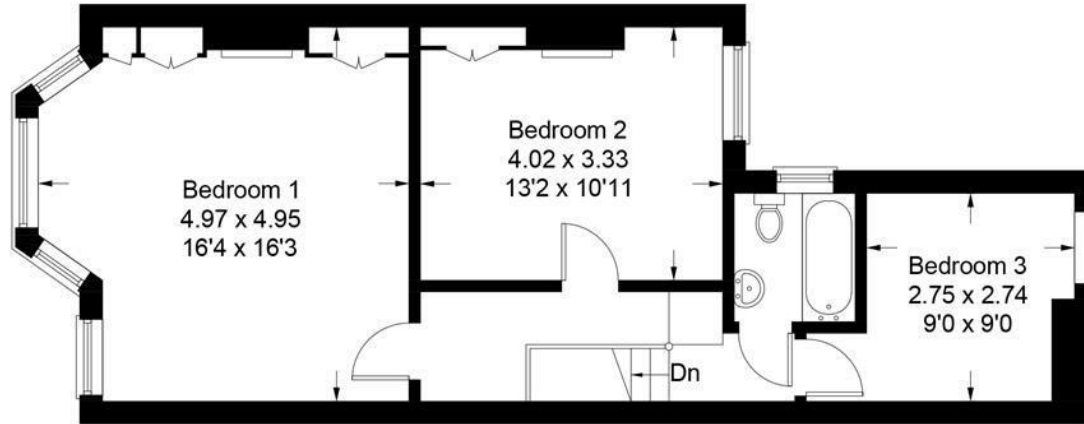
Living near Gloucester Road has its own advantages, with a plethora of shopping, dining, and entertainment options just a short walk away. The easy access to public transport and major roads also make getting around a breeze. There is also a great new bakery, Guild of Dough, on Ashley Down road which is 2 minutes from rear exit of the house. Opposite that is the Lazy Dog pub which has great food and drinks perfect for a strolling over when the mood takes you. "



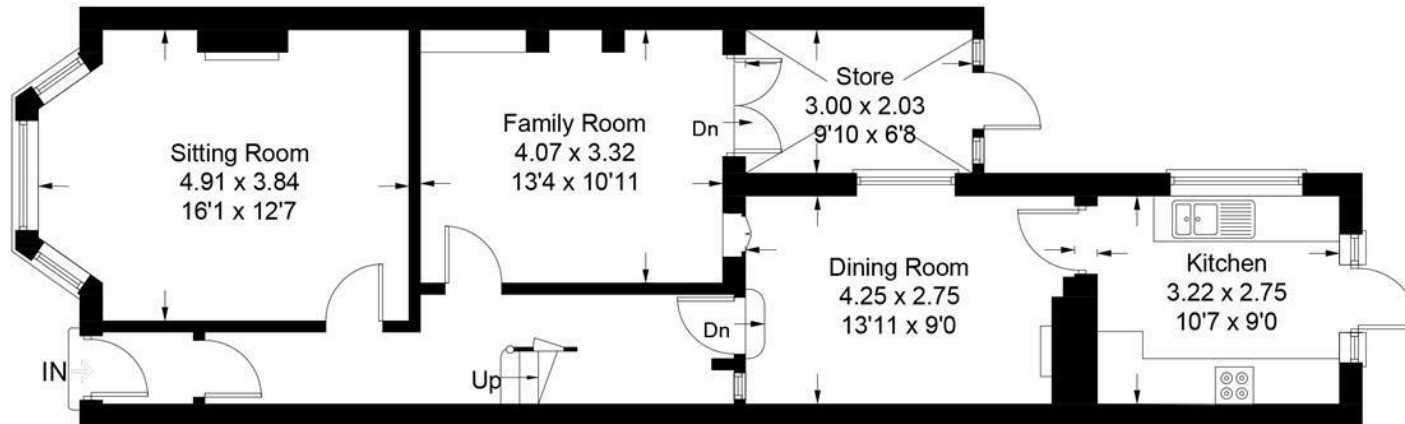


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Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID935608)



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk