



£700,000

601 Gloucester Road, Horfield, Bristol, BS7 0BW

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601 Gloucester Road Horfield, Bristol, BS7 0BW

An impressive end of terrace Victorian home with a creatively designed garden office, opposite Horfield Common. The accommodation spans over three levels and briefly comprises a lounge, second reception and dining area, kitchen, five double bedrooms, family bathroom and shower room, sunny rear garden, garden office and off street parking.

The accommodation on the ground floor comprises a central hallway with stairs that rise to the first floor. To the front a bay fronted lounge spanning the full width of the property, benefitting from a picture rail, ceiling cornice, Victorian cast iron fireplace and bespoke shelves and units within the alcoves. Sitting centrally across the hallway is an open plan snug and dining room, with a bay window to side aspect and wood floors. To the rear is the kitchen with a view over the mature garden, fitted with a range of wall and base units with wooden worktops and benefitting from integrated appliances. A downstairs W/C completes the ground floor accommodation.

Rising to the first floor, there are three double bedrooms and a four piece family bathroom. Located to the front is the master bedroom spanning the full width of the house and benefitting from a bay window and a lovely view over Horfield Common. The master further benefits picture rail, ceiling cornice, access to a study which can be occupied as a walk in wardrobe or nursery. Adjacent and sitting centrally is a four piece family bathroom, fully tiled and benefitting from a separate shower cubicle, bath, wash hand basin and W/C. There are two further double bedrooms sat to the rear with views over the rear garden. Stairs lead to the top floor, benefitting from two further double bedrooms and a three piece shower room.

Externally, the property bears a classic Victorian facade, sitting at the end of the terrace, and



benefitting from an off-street parking space to the front. To the rear, the garden is divided into two sections; beyond the kitchen there is a decked area ideal for the summer sunshine, and steps lead to a chipped area with a path leading to the garden office, surrounded by a range of flower beds and shrubs. The impressive garden office measured at 17'2ft by 12'3ft benefits from power and offers a multi-use of work-from-home space or a gym.

601 Gloucester Road is a fantastic and spacious family home that provides good access to the open green space of Horfield Common, Horfield Leisure Centre and a range of shops and cafes on Gloucester Road.



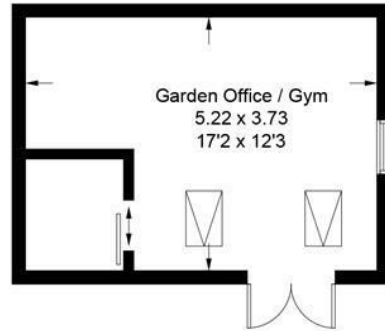


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Approximate Gross Internal Area = 175.2 sq m / 1886 sq ft
 Garden Office / Gym = 19.5 sq m / 210 sq ft
 Total = 194.7 sq m / 2096 sq ft



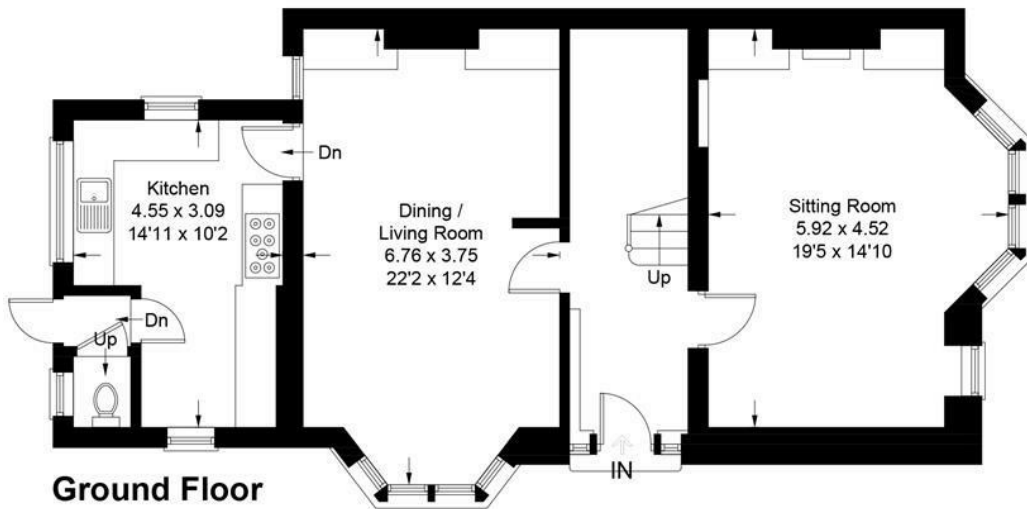
= Reduced headroom below 1.5m / 5'0



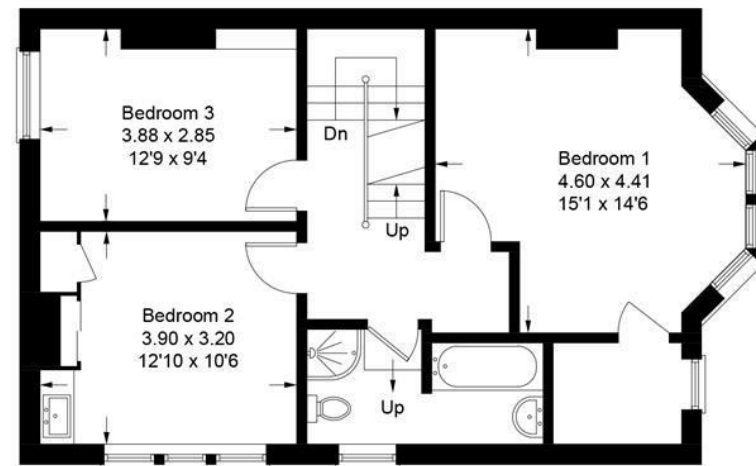
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054028)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		Current	Potential
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		Current	Potential
EU Directive 2002/91/EC			



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