



£825,000

8 Nevil Road, Bishopston, Bristol, BS7 9EQ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

8 Nevil Road Bishopston, Bristol, BS7 9EQ

An imposing six-bedroom Victorian semi-detached home is in the heart of Bishopston, close to the independent shops, cafés and restaurants lining the popular Gloucester Road.

The 2,076sq.ft of internal accommodation is split over three floors and offers the potential to extend to the rear. It comprises a sitting room, living/dining room, study, kitchen, utility room and a shower room/w.c. on the ground floor and six bedrooms, a bathroom and a shower room on the upper floors.

The sitting room has double-glazed windows to a bay and retains a decorative cornice, ceiling rose, picture rail, and a cast iron open fireplace with a wooden mantle. The study is adjacent to the sitting room.

At the rear, the living room/dining room extends the entire width of the property and has glazed double doors leading onto the garden. The kitchen leads onto a utility room and shower room/w.c. and offers extension potential subject to the relevant permissions.



The first floor has four well-proportioned bedrooms and a family bathroom.

Up to the second floor, the fifth and sixth bedrooms span the entire width of the property at the front and rear, split by a landing with a door to a shower room.

Externally, the rear garden has been landscaped to offer a practical and low-maintenance patio space leading to a lawn bordered by a variety of mature plants, trees, and shrubbery. A side entrance porch provides direct access to the rear garden from the front.

There is a driveway to the front which can accommodate two vehicles.

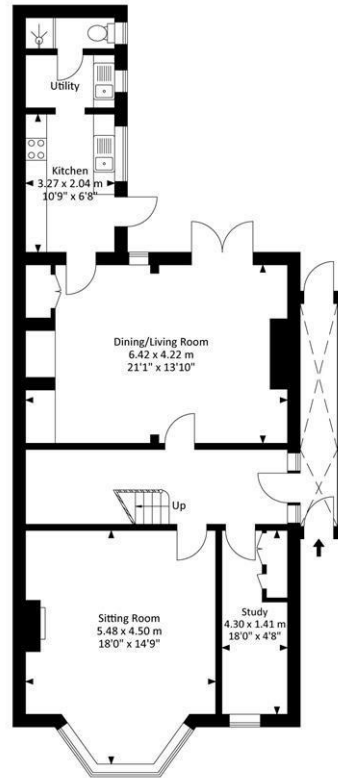
8 Nevil Road is a substantial home that offers everything and more for modern family living. It is ideally located in easy reach of all of the local amenities, including Gloucester Road, The County Cricket Ground, Boston Tea Party, FED, and highly regarded local schools.



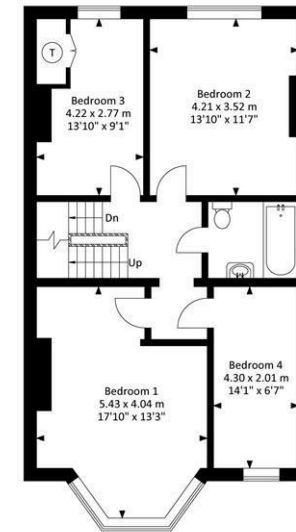


Nevil Road, Bishopston, Bristol, BS7 9EQ

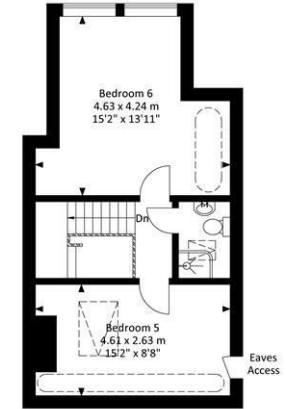
Approx. Gross Internal Area 2076.68 Sq.Ft - 192.93 Sq.M



Ground Floor



First Floor



Second 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		A
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	