



£715,000

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## 22 Seymour Avenue Bishopston, Bristol, BS7 9HJ

A spacious and immaculately presented Victorian family home, located on one of Bishopston's most popular roads.

This imposing property has been meticulously renovated and extended by its current owners and now offers in excess of 1,699 sq ft of living space. Key features include four double bedrooms, a home office which can be occupied as a nursery, a kitchen/dining room, open plan reception rooms and loft extension, a family bathroom and master en-suite and a low maintenance rear garden.

The ground floor accommodation comprises a main entrance and vestibule leading into the hallway that provides access to all the ground floor rooms and incorporates storage beneath the staircase. At the front of the property is the living room basked in natural light. This well-proportioned room features a bay window with sashes and stained toplights, cornice, picture rails, stripped wood floors and a wood burning stove. An opening leads to a family room benefitting cornice, picture rail, decorative cast iron fireplace and a sash window overlooking the rear garden. At the rear of the ground floor, the open plan kitchen/dining room, featuring dual aspect windows. The kitchen is fitted with a range of base units with wood worktops over, integrated dishwasher providing space for electric cooker, fridge/freezer and a washing machine. A side door leads out onto the rear garden.

On the first floor are three bedrooms and a family bathroom. To the front, a light and bright double bedroom with bay window with sashes, benefitting from a pleasant view of Dongola Road. Adjacent is the updated and modern family bathroom, benefitting wall panelling, bath with shower over, wash hand basin, traditional heated towel rail and a stained glass sash to front. Bedroom three sits in the middle of the



house and looks out over the rear garden, whilst the fourth double bedroom sits to the rear.

A staircase leads up to a recently converted loft space that incorporates the principal bedroom with a shower en-suite and a home study. The principal bedroom spans the full depth of the property, with floor to ceiling window benefitting rooftop views over to Purdown. The shower en-suite is neatly tucked into the corner of the room with a walk in double length shower, W/C and a wash hand basin. The home office, which can also occupy as a nursery or small bedroom, is on the split level, benefitting dual aspect windows.

Externally to the rear, the low maintenance landscaped rear garden, benefitting blocked paving, artificial lawn and is enclosed with raised planters and seating. To the front, the house bares a gable fronted Victorian facade, with pebbles enclosed by a low level brick wall and a block paved path leading to the front door.

22 Seymour Avenue is an inspiring and exceptional property that offers many practical features for modern family living. The property is within easy, convenient access to all of the local amenities which include Gloucester Road, The County Cricket Ground, Boston Tea Party, and the property also falls within the catchment area for Bishop Road and Brunel Field Primary Schools.





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Approx. Gross Internal Area 1699.94 Sq.Ft - 157.93 Sq.M  
(Excluding Eaves Storage)



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

