

elephant 



£545,000

47 Wolseley Road, Bishopston, Bristol, BS7 8EL

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47 Wolseley Road Bishopston, Bristol, BS7 8EL

An attractive and charming Victorian end of terrace house tucked away on a popular road in Bishopston.

This well proportioned home enjoys a quiet position on the road and has been lovingly cared for by the current owner for many years. The property has plenty to offer including two double bedrooms, an open plan kitchen/diner, a separate reception room with bay window, spacious bathroom and an established mature rear garden. The property further benefits from being offered with no onward chain.

Ground floor accommodation comprises; a main entrance and hallway with storage cupboard incorporated underneath the staircase. The living room is at the front of the property and features a bay window with the original timber-framed sashes, ceiling rose, cornice, a feature fireplace and a stripped wooden floor. Next door, the rear reception and kitchen have been opened up in order to create a light and bright open plan kitchen/diner. The kitchen has been fitted with an array of contemporary wall and base units with contrasting black marble work-tops, tiled splash-back and an integrated oven/hob and cooker. A tiled floor and recessed spot-lights complete the overall look. The spacious dining area has plenty of space for a table and chairs as well as a sofa. This lovely room also features a cast-iron wood-burning stove, built-in cupboard and a picture rail, whilst a panelled glazed sash window provides a pretty view out on to the rear garden. Finally, a glazed door provides direct access out onto the rear garden.

A staircase leads up to the first floor to two double bedrooms and a family bathroom. The master bedroom is located at the front of the house and benefits from plenty of built-in storage in the form of a large walk-in cupboard and a built-in wardrobe. A set of twin sash windows benefit from the sunny



south-facing aspect and offer a light and open outlook across the street towards neighbouring houses. At the rear of the floor, bedroom two is also a well-proportioned double and retains plenty of character including a cast-iron fireplace with period surround, a built-in wardrobe with louvered doors and a panel-glazed sash window that overlooks the rear garden. Completing the accommodation is a spacious family bathroom with modern white suite, stainless steel fittings, a large walk-in shower and a laminate oak coloured floor. The property also has potential to convert the loft space subject to the usual consent.

Externally, the front of the property bares the classic rubble-stone facade with Bathstone accents, whilst at the rear is a delightful private garden which has been presented in two sections consisting of a laid lawn that steps up to a paved patio/terrace and takes full advantage of the afternoon/evening sun. Trellis fencing and a brick built wall line the perimeter, whilst an array of mature trees, plants and shrubs provide a green and leafy backdrop to this lovely little oasis. There is also storage shed offering the perfect solution for bike storage.

47 Wolseley Road is a wonderful example of a period home that offers character and charm in abundance. The location is perfect to make the most of all Gloucester Road has to offer and falls within the APR for both Redland Green and Bishop Road schools.



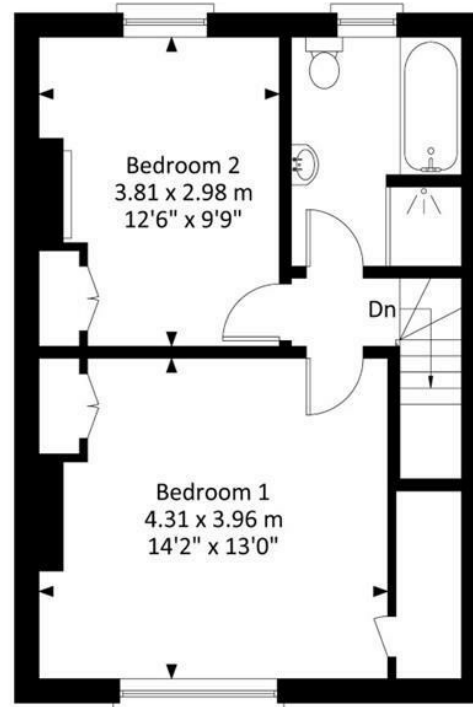


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Approximate Gross Internal Area = 88.74 sq m / 955 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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



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