



£650,000

38 Raglan Road, Bishopston, Bristol, BS7 8EG

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

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

38 Raglan Road Bishopston, Bristol, BS7 8EG

A three-bedroom Victorian family home located on a quiet residential road in Bishopston within the Bishop Road Primary and Redland Green Secondary APR. The property has been well-maintained throughout, with key features such as an open-plan kitchen/diner, south-facing garden, a loft conversion and sold with no onward chain.

The ground floor accommodation comprises a main vestibule entrance and hallway providing access to the ground floor accommodation and stairs that rise to the first floor. The sitting room features bay sash windows, with window seating, decorative cornice, a cast iron period fireplace and a large storage cupboard.

At the rear, the combined kitchen and dining room create a perfect social space with double doors leading seamlessly onto the south-facing rear garden. The dining area has stripped wooden floorboards, a cast iron feature fireplace and storage cupboard. The fitted kitchen has a range of wall and base units with space for freestanding appliances. Beyond the kitchen, a door leads to a useful utility area which has plumbing for a washing machine, a Belfast style sink and a w.c.

On the first floor are two neatly decorated bedrooms with period fireplaces and storage cupboards; the third double overlooks the south-facing garden to the rear, while the second double has two large windows to the front, allowing plenty of light into the room. The adjacent bathroom offers a modern suite comprising a bath with shower over, wash hand basin, w.c. and part tiled walls.

The principal bedroom suite spans the entire second floor and features southerly-facing windows and a shower room with access to a large cupboard and



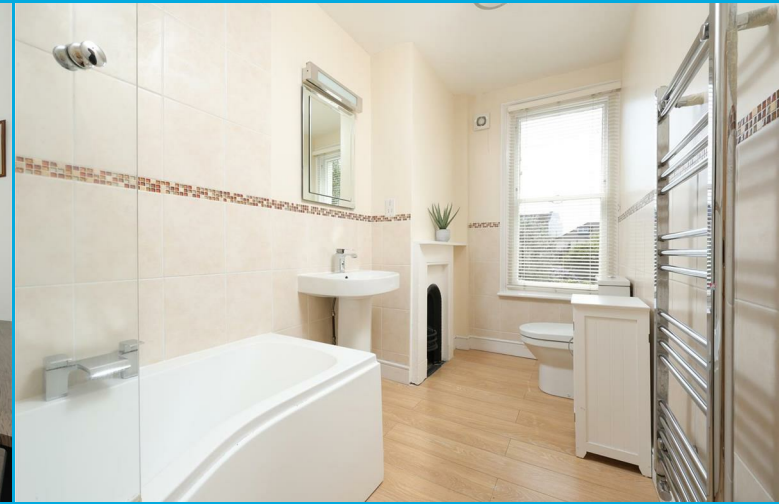
walk in eaves storage. Additionally there is a walk in space off the bedroom which could be used as a home office or walk in wardrobe.

The south-facing landscaped rear garden features a decked dining/seating area that basks in sunshine throughout summer. This area leads onto a lawn bordered by various mature plants and shrubs. Beyond is a children's Wendy's house.

A wooden bike store is located at the front of the property.

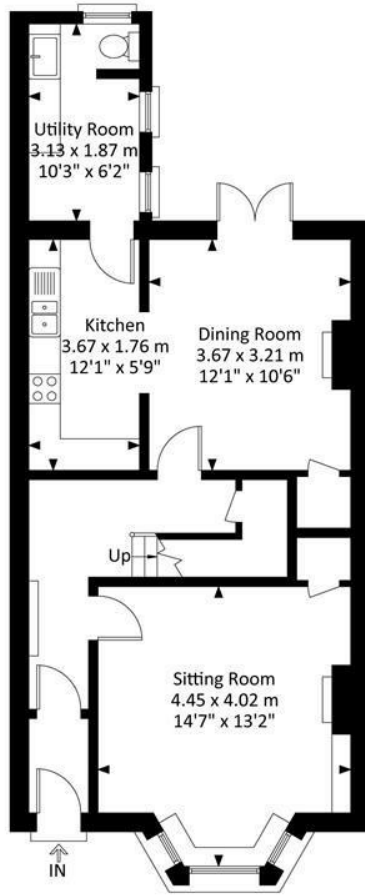
The property is a short stroll to the popular local shops, cafes and restaurants that line Gloucester Road, St Andrews Park and enjoys direct transport links into the City Centre.



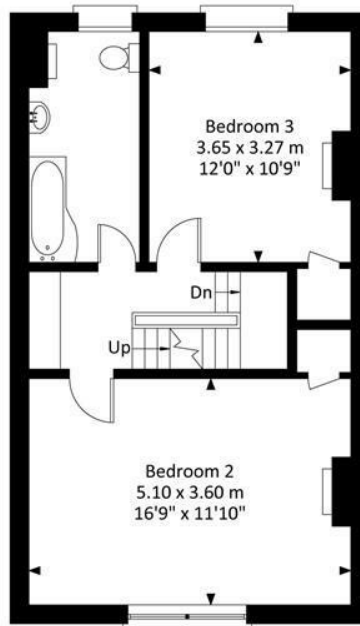


Raglan Road, Bishopston, Bristol, BS7 8EG

Approximate Gross Internal Area = 135.30 sq m / 1456 sq ft



Ground Floor



First Floor



Second Floor

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



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