



£475,000

81 Oak Road, Horfield, Bristol, BS7 8RZ

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A well-presented and stylish three-bedroom Victorian Terrace, located in Horfield. The property offers a highly desirable balance of modern open-plan living whilst retaining the character and features of the original property.

At the front of the house is a living room with a bay window, a period fireplace and high ceilings and engineered oak flooring (which continues throughout into the dining room and two of the bedrooms) Adjacent is a dining room, a large open plan space, opening onto the kitchen. The dining area is suitable for a large dining table and sofa and further benefits from a log burner and a useful storage cupboard under the stairs Bi-fold doors lead out onto a paved seating area and the garden beyond.

Beyond the dining area is the kitchen, fitted with contemporary gloss units and wood block effect worktops running on either side. The kitchen has a sleek and stylish uncluttered look with lots of cupboard space as well as built-in appliances including an electric oven and hob and extractor, a slimline dishwasher and space for a washing machine. The ceiling above is vaulted with a Velux



window which fills the space with natural light. Completing the ground floor is a stylishly finished family bathroom. It features a w/c, a wash basin, and bath with a shower overhead.

As you move upstairs, you find the three bedrooms, the master bedroom is located at the front of the property and spans the full width of the house and features a built-in storage cupboard and period cast iron fireplace. This space further benefits from two sash windows.

To the rear of the property, you find two further bedrooms, both with a leafy outlook over the rear garden.

Externally, you find a private rear garden which features a paved side return which opens out to the rear of the garden with a lawned area with raised beds to the sides and rear with a range of mature shrubs.





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Approximate Gross Internal Area = 87.01 sq m / 936.56 sq ft

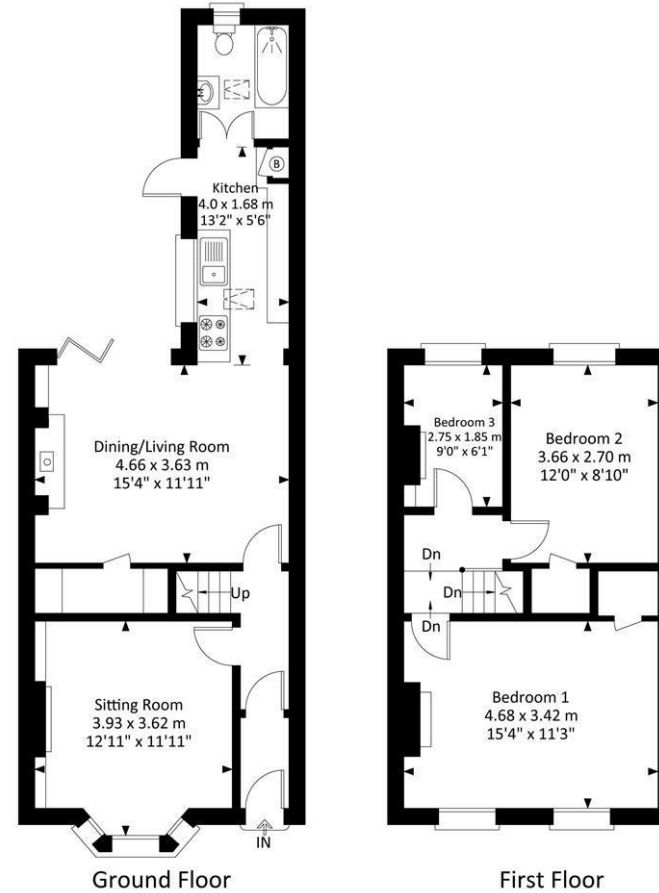


Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(29-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	82		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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