



£600,000

7 Manor Road, Bishopston, Bristol, BS7 8PY

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An extended four bedroom Victorian home located on Manor Road within the heart of Bishopston. The property offers the perfect blend of period charm with modern family living that includes open plan reception rooms, a breakfast room, kitchen, four double bedrooms, a family bathroom and a private rear garden.

The entrance hallway provides access to all ground floor accommodation, with stairs that lead to the first floor with storage tucked beneath. The reception rooms have been opened, creating a light and bright space. At the front of the property is a spacious living room complete with the bay window with newly fitted upvc double glazed sash windows, a working period fireplace, cornice, picture rail and built-in alcove shelving. The second reception room sits centrally and is currently occupied as a study, benefitting picture rail and french doors that lead onto the side garden. Continuing beyond the hallway, there is a breakfast room, benefitting a UPVC sash window to the side aspect, wood floors and access to further storage via an undercroft. An opening leads to the kitchen, fitted with a range of wall and base units, with contrasting worktops over with a large skylight and rear window overlooking the rear garden.

Stairs that rise to the first floor, which leads to three double bedrooms and the family bathroom. To the front, a double bedroom, currently occupied as a studio, with upvc double glazed sash windows providing a pleasant outlook onto Manor Road. Adjacent is the family bathroom, benefitting from a three piece white suite with bath with shower over, vanity unit with basin and a W/C. Sitting centrally is a double bedroom, with a window overlooking the side garden and to the rear is another double bedroom.



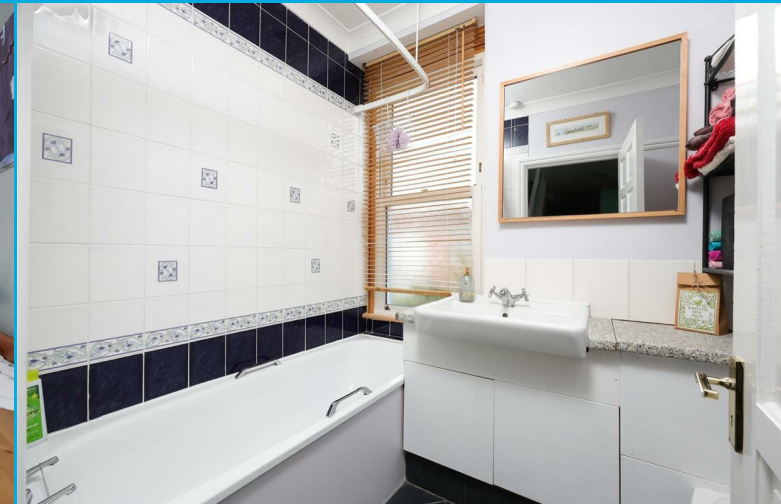
On the top floor is a converted bedroom, spanning the full depth of the property. The double bedroom further benefits skylight windows to front and rear, with ample eaves storage.

Externally, the front of the property displays the classic Victorian facade, with block-paved path to the front door, an array of plants, shrubs and trees in the front garden enclosed by a low level wall. The rear garden is accessed via a side door from the kitchen, mainly laid to lawn and enclosed by shrubs and plants leading to the outbuilding. The outbuilding has power and access to the rear lane, perfect for bike storage.

7 Manor Road is a lovely and spacious family home, the property is perfectly located and provides easy walking access to all of the key local amenities on Gloucester Road, Horfield Common, St Andrews Park and highly regarded primary and secondary schools within the area.

Vendors Comments:

"We have loved living in Manor Road; it's such a friendly street with an active WhatsApp community group. It has brilliant amenities being so close to Gloucester Road, with many independent shops and eateries. It has been a great place to bring up our girls as it's very quiet, there are lots of families in the street and top performing schools within easy walking distance. The excellent transport links mean we can make use of the whole city and not be dependant on a car. We will be very sad to leave but we no longer need a large house, and hope another family will be really happy here."







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Approximate Gross Internal Area = 139.19 sq m / 1498.22 sq ft

(Excluding Outbuilding)

Outbuilding Area = 11.81 sq m / 127.12 sq ft

Total Area = 151.0 sq m / 1625.34 sq ft



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



elephant 

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