

elephant 



£450,000

253a Gloucester Road, Bishopston, Bristol, BS7 8NY

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253a Gloucester Road Bishopston, Bristol, BS7 8NY

A characterful period home located in Bishopston on a popular stretch of Gloucester Road. Located among highly regarded shops and cafes, this property is offered with no onward chain.

The accommodation comprises a classically proportioned living room with a bay with double glazed sash windows, ceiling cornice, a ceiling rose, an open fireplace and a built-in dresser. The adjacent second reception room also has character retained with a built-in dresser and a fireplace. An opening at the rear of the room connects the extended kitchen dining space which spans the full width of the house. The kitchen is fitted with a simple range of wall and base units with natural light coming from a glazed door with side windows and a Velux window above. There is space for a dining table and an original cast iron range cooker.

Beyond, the bathroom is fitted with a white suite which includes a bath with shower over, a pedestal hand wash basin, close coupled w/c and space for a washing machine. Stairs lead up to the first floor to three bedrooms and a study. The master bedroom at the front has a neutral carpet and a fireplace. On one side is the adjacent second bedroom with a painted wood floor and fireplace, while on the other, a study with a window facing the front. At the rear a third bedroom with a painted wood floor and fireplace completes the property.

Externally, there is a pretty and well established garden providing a calm oasis away from the buzz and energy of Gloucester Road. There are two patio seating areas, a lawn, planted borders and a shed.

This attractive Victorian built home has lots of retained character and also offers potential for a loft conversion if more space is required.

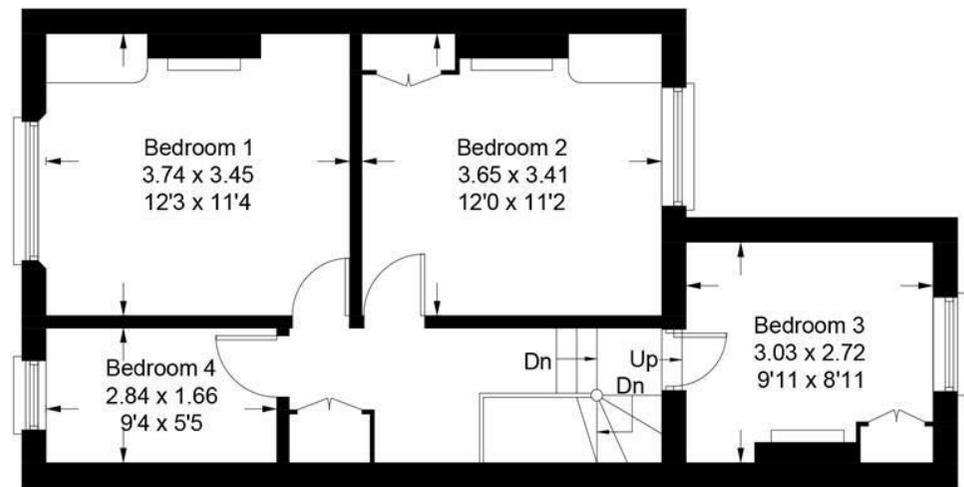




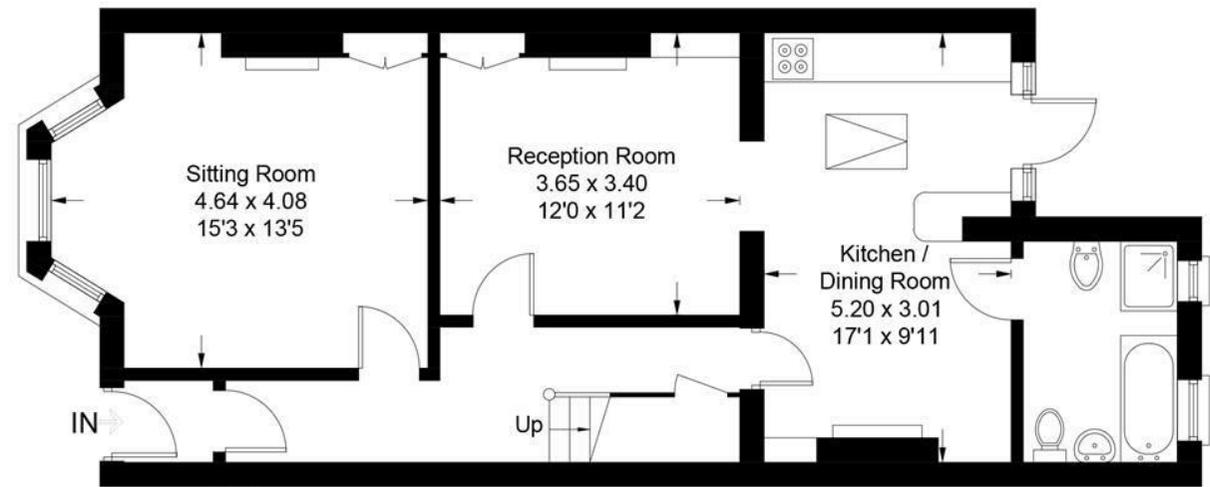


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Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID870789)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(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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