



£495,000

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28 Falmouth Road Bishopston, Bristol, BS7 8PU

A spacious two-bedroom terrace home full of potential, with a large garden and sold with no onward chain.

Situated on the popular Falmouth Road in Bishopston, 28 Falmouth road features a living room with bay windows, a separate dining room which leads into the open plan kitchen diner, a downstairs wet-room, upstairs two double bedrooms, a family bathroom and a East-facing garden to the rear.

As you enter the property you have a well-proportioned living room with bay window and laminate flooring. In the middle of this floor, you enter into a dining room with built-in shelving in the alcoves. This leads through to a kitchen/diner which has been knocked through to allow more light and helps connect the space to the rear of the property.

The kitchen features a range of wall and base units offering plenty of storage and counter space with room for a large double fridge freezer and dishwasher.

Beyond the kitchen, you have a large wet room/utility room to complete the ground



floor, the room features a walk-in shower, W/C, wash basin and space for washing appliances, with built-in storage space surrounding.

As you move upstairs, to the front of the property you have a full-width master bedroom which feels light and bright thanks to three large windows. To the rear of this floor, you have the second bedroom which is a good-sized double with views out to the garden below. Completing this floor is a large family bathroom, featuring a Bath with a shower above, a W/c and a wash basin. The boiler is also located in the bathroom and is boxed in to allow for extra storage.

Externally the property boasts a large east-facing garden with a patio area that would comfortably fit a large table and chairs, a few steps lead up to a raised level which currently features Astro-turf and raised beds. The garden further benefits from not being overlooked to the rear.

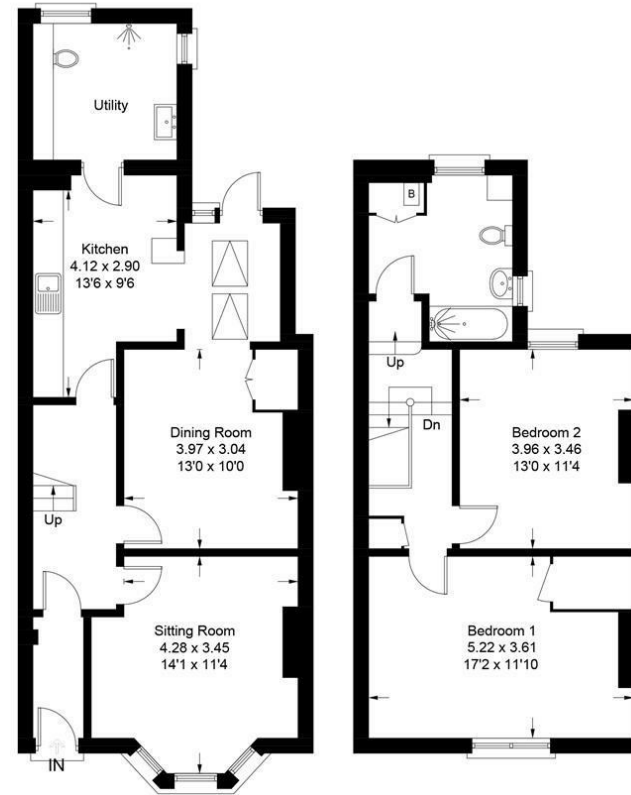
This house was adapted for the previous owner and features lowered units in the kitchen, a lift going from the living room to the master bedroom, and a ramp to enter the property.

This house has so much potential and viewings are highly recommended.



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Approximate Gross Internal Area = 115.7 sq m / 1245 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1013351)



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>82</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>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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