



£450,000

7 Ellicott Road, Horfield, Bristol, BS7 9PT

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## 7 Ellicott Road Horfield, Bristol, BS7 9PT

A charming two bedroom Victorian home located on a quiet cul-de-sac within Horfield. This traditional property has lots to offer with key features that include a host of retained period features, open plan reception rooms, a contemporary kitchen and a sunny 50ft west facing rear garden.

The ground floor accommodation consists of two light and bright open plan reception rooms. The front room complete with double glazed bay window features ceiling cornice, built-in alcove shelving and a log burning stove. The rear of the two reception rooms has plenty of space for a large dining table and a double glazed door provides a pretty view and access to the rear garden. At the rear of the ground floor is a smartly finished kitchen fitted with a range of contemporary base units with wood worktops. An array of integrated appliances, metro tile splashback and a tiled floor complete the overall look.

A staircase leads up to the first floor to two double bedrooms and a family bathroom. The master bedroom is located at the front of the house and spans the full width of the property, featuring and twin windows providing a pleasant and open outlook onto Ellicott Road. The second bedroom is also a spacious double and is currently used as a guest bedroom. Completing the accommodation is a well-proportioned family bathroom with a modern white suite with a bath with shower over, wash hand basin and W/C.

Externally, the property possesses the classic red brick fronted facade with low brick-built wall and a tiled pathway. Whilst the sunny mature rear garden has been presented in two sections consisting of a large paved patio and seating, with laid to lawn area beyond, enclosed by an array of flowers, shrubs and trees.





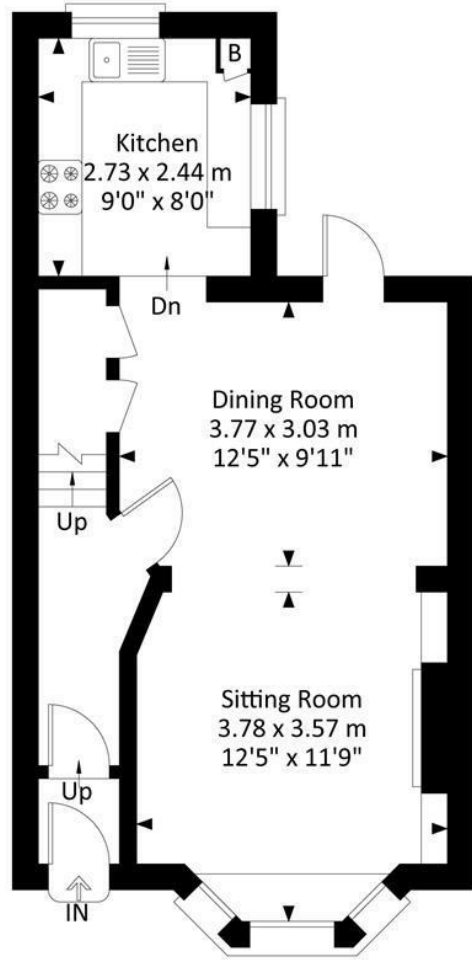
7 Ellicott Road is a lovely example of a period property, conveniently located for easy access to Horfield Leisure Centre and all of the amenities on the Gloucester Road. The property also falls within catchment to some highly regarded schools, Ashley Down and Brunel Field primary schools as well as Fairfield High secondary school.



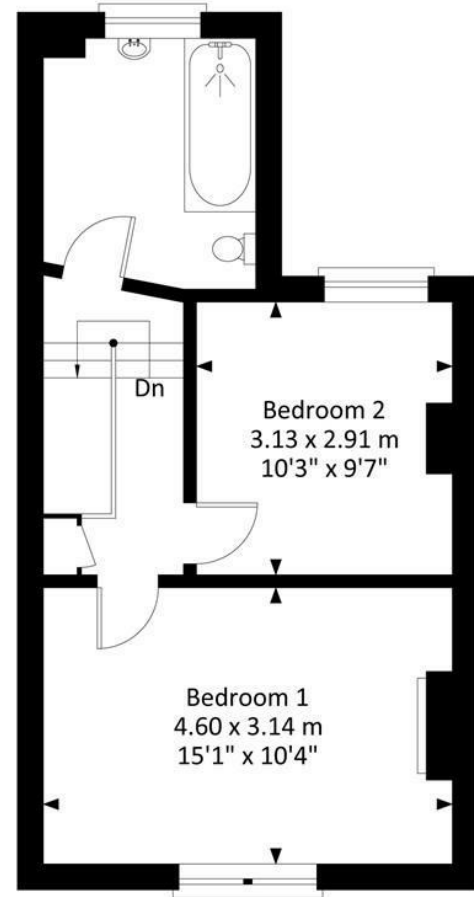




**Ellicott Road, Horfield, Bristol, BS7 9PT**  
 Approximate Gross Internal Area = 76.61 sq m / 824.62 sq ft



Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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