



£425,000

127 Kennington Avenue, Bishopston, Bristol, BS7 9EX

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

127 Kennington Avenue Bishopston, Bristol, BS7 9EX

Occupying the top floor of a converted Victorian terrace home is light, bright and spacious first floor flat on Kennington Avenue. Backing onto Gloucester County Cricket Ground this property has plenty to offer briefly comprising of a converted loft space which is occupied as a living/dining space, a kitchen, three bedrooms and a high finish bathroom.

Entering the property at ground level, the communal hallway provides access to the flat, stairs lead to the first floor, which the landing provides access to all accommodation with stripped wood floors. To the rear is the principle bedroom, benefitting a bay window with double glazed UPVC sash windows and a feature fireplace. Adjacent is the kitchen with a range of wall and base units with wood worktops benefitting ample space for appliances, a breakfast bar and a feature fireplace with a feature fireplace. To the front is the second double bedroom, tastefully decorated and benefitting from stripped wood floors, feature fireplace and a double glazed UPVC sash window providing a pleasant view onto Kennington Avenue. Bedroom three is next door, occupied as a walk-in wardrobe,



benefitting from stripped wood floors and a double glazed UPVC sash windows. The three piece bathroom sits centrally on the landing, fully tiled throughout benefiting a bath with shower over, wash hand basin, W/C and a heated towel rail.

Stairs lead to the impressive loft conversion, spanning the full depth and width of the property, providing pleasant views to the rear. The space is occupied as a living/dining space, with six skylight windows to the front and rear flooding the space with natural light.

Top Floor Flat 127 Kennington Avenue has been tastefully finished by the current owners, providing flexible and spacious accommodation throughout. The flat is conveniently located nearby to Gloucester Road, St Andrews Park and is within the APR for Brunel Field Primary School.




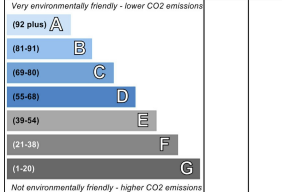


Top Floor Flat, 127 Kennington Avenue, Bishopston, Bristol, BS7 9EX

Approximate Gross Internal Area = 98.71 sq m / 1062.50 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
			
78	81		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	