



£535,000

19 Court Road, Horfield, Bristol, BS7 0BU

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

19 Court Road Horfield, Bristol, BS7 0BU

Located on a desirable tree-lined road in Horfield is this stylish and well presented Victorian home. The property has plenty to offer and includes three bedrooms, two open plan reception rooms and a kitchen/diner that leads onto the garden. Many of the original period features remain and are combined with modern, contemporary decor throughout.

Accommodation comprises: Main vestibule entrance leading into the hallway with storage and a w/c incorporated underneath the staircase. At the front of the property is the living room with the bay window, period fireplace and original period coving. The living room opens onto the second reception room to create a spacious and light living space with patio doors that lead out onto the rear garden.

The hallway continues through to the rear of the floor and into an impressive open plan kitchen/diner that allows you to look right the way through the house from the front door to the rear garden. This space forms the hub of the house and has been tastefully finished with sleek gloss white fitted units, contrasting composite work surface, integrated appliances, mosaic tiled splash back and tiled floor complete with stainless steel fittings. Popular bi-folding doors provide a seamless connection to the rear garden.

On the first floor there are three double bedrooms and the family bathroom. At the rear of the property the third bedroom overlooks the garden and sits next to the contemporary bathroom complete with designer white suite, metro brick and mosaic tiled splash backs and quality chrome designer fittings. Bedroom number two is positioned in the middle of the house and features a period fireplace and a view onto the garden, whilst the master bedroom spans the full width of the house and includes the bay window and a feature period fireplace.



The loft is currently used for storage but subject to planning there is an opportunity to extend and create additional living space.

Externally, the front of the property displays the classic Victorian facade with double glazed windows, gravelled front garden and a period tiled pathway. The lawned rear garden is equally well presented and has the additional benefit of rear access.

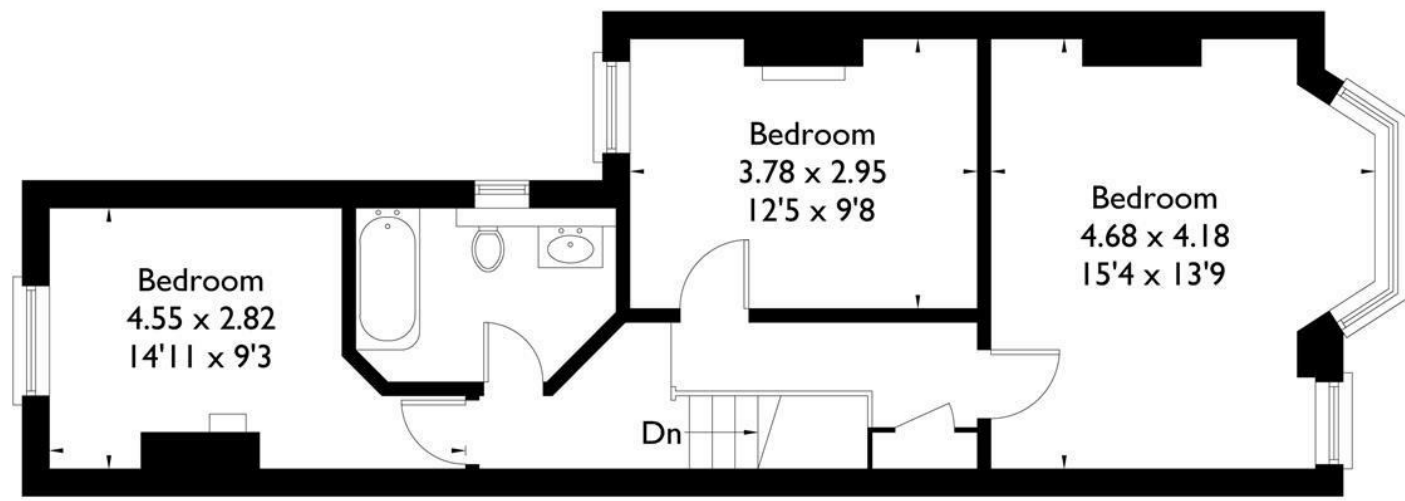
19 Court Road is a lovely family home that has been well maintained by its current owners. Situated on a quiet residential road within just a stone's throw to The Gloucester Road, Horfield Leisure Centre and a number of popular local gastro pubs and eateries. Horfield Common with its popular Armagh community cafe is also just a short walk away.



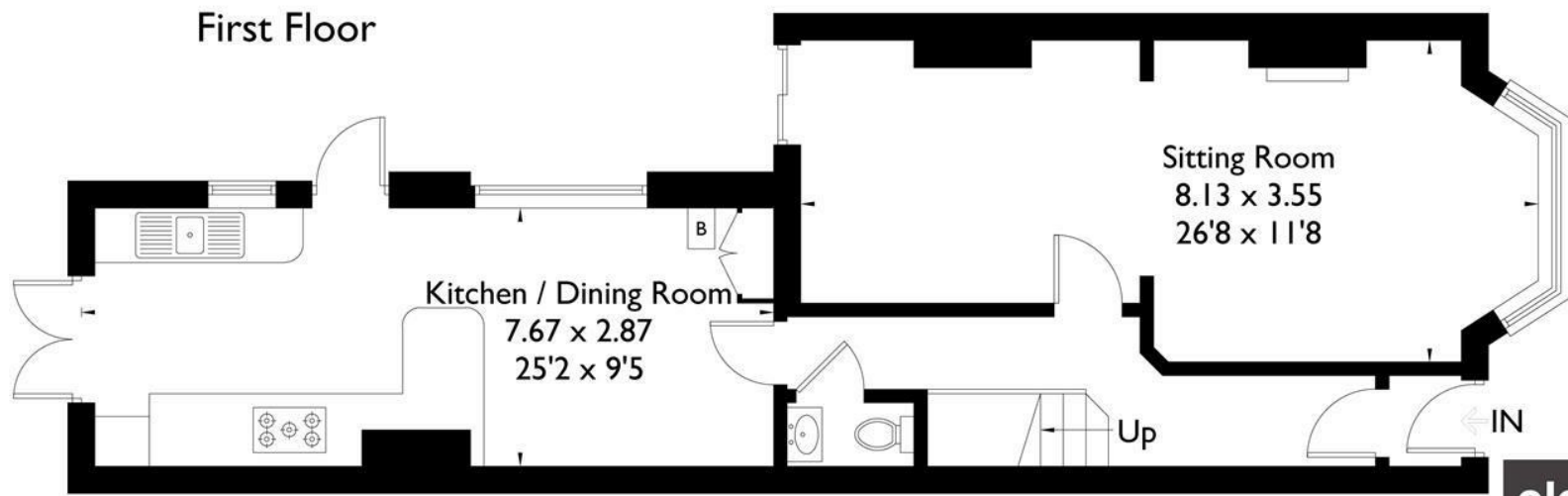


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Approximate Gross Internal Area
113.1 sq m / 1217 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 211144

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		46
(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		79
(81-91) B		
(69-80) C		
(55-68) D		41
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk