



£725,000

20 Falmouth Road, Bishopston, Bristol, BS7 8PU

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20 Falmouth Road Bishopston, Bristol, BS7 8PU

Located on one of Bishopston's most desirable roads is this stylish three bedroom Victorian family home. The property has been tastefully updated to a high standard throughout. Key features include a host of retained period features, open plan living/kitchen/dining area, a second reception room, three double bedrooms and a family bathroom with a mature garden.

Ground floor accommodation comprises a main vestibule entrance and hallway providing access to all ground floor accommodation, stairs that rise to the first floor with a W/C and storage tucked neatly beneath. The front reception features a bay window with double glazed windows, picture rail and a cast-iron fireplace. To the rear, an impressive open plan living/kitchen/dining room, bathed in natural light from dual aspects windows. The kitchen is fitted with a range of sleek white wall and base units, with contrasting black worktops and integral appliances. Bi-fold doors provide a seamless connection to the sunny rear garden.

Stairs rise to the first floor which briefly comprises of three bedrooms, a family bathroom and a principal en-suite shower room. The principal bedroom is located to the front, with double glazed windows providing a pleasant view of Falmouth Road, further benefiting an en-suite shower. The second double bedroom is across the landing overlooking Monmouth Road, while the third double bedroom is to the rear overlooking the mature rear garden. A contemporary three piece bathroom, benefitting a bathroom with shower over, wall mounted vanity unit with basin, a W/C, a heated towel rail and a patterned tiled floor.

Externally, the property occupies a corner plot which borders Falmouth Road and Monmouth Road. The front of the property possesses the classic Victorian



facade, block paved path leading to the front door, enclosed by a low brick-built wall. Whilst the mature rear garden is accessed via the kitchen and is presented in two sections consisting of a paved seating area, with steps that lead with a laid lawn beyond. A side gate provides access to the front of the property.

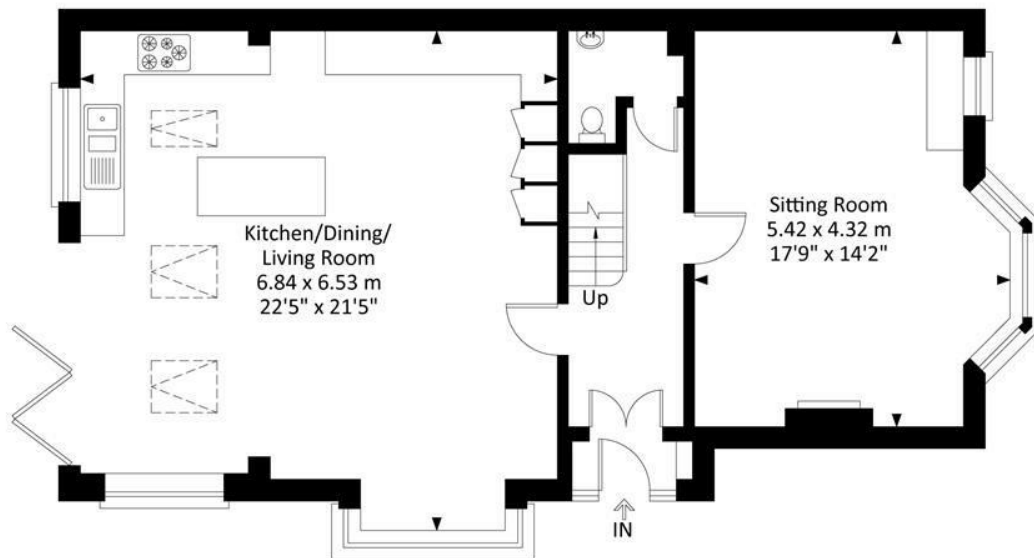
20 Falmouth Road is an inspiring family home which offers many practical features. tucked away on a quiet family road and conveniently located within just a short walk to the shops, cafes and bars on Gloucester Road, The property also falls within catchment for both Bishop Road and St Bonaventures Primary Schools as well as Redland Green APR.



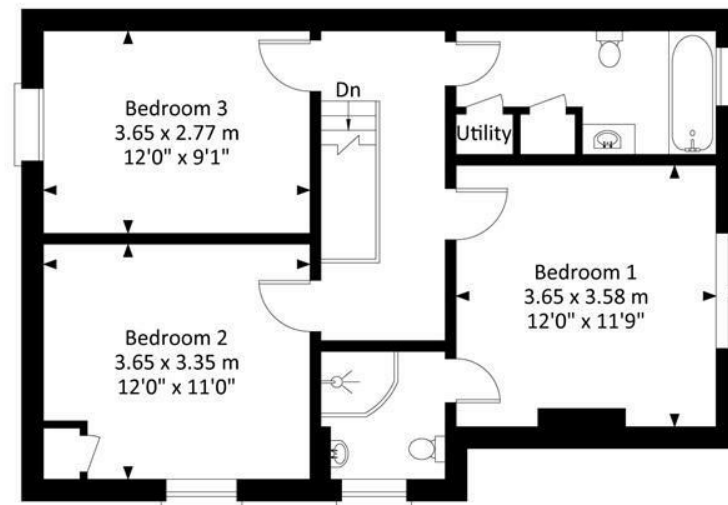


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Approximate Gross Internal Area = 127.98 sq m / 1377.56 sq ft



Ground Floor



First Floor

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



elephant 

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