



£730,000

118 North Road, St. Andrews, Bristol, BS6 5AL

2 The Promenade, Bristol, BS7 8AL

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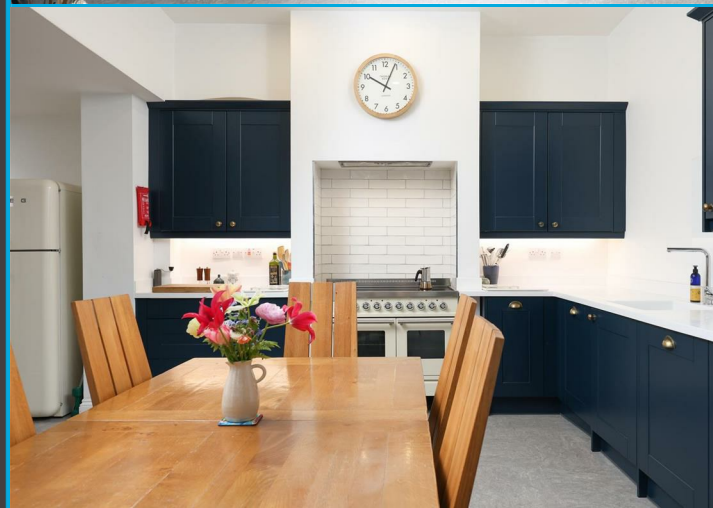
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118 North Road St. Andrews, Bristol, BS6 5AL

An immaculately presented semi-detached Victorian home located just a stones throw from St Andrews Park. This impressive property sits on a large plot and has plenty to offer including three double bedrooms, a large open plan kitchen/diner, a separate reception room with bay window, side access and a beautifully maintained mature rear garden. The property further benefits from being offered with no onward chain.

The accommodation comprises: A vestibule entrance with original stained glass internal door and window leading into a central hallway complete with a checkerboard tiled floor, cornice and a downstairs w/c underneath the staircase. At the front of the property is a spacious lead reception room complete with a bay window with double glazed sash windows, ornate cornice and picture rail. Further features include a stripped wooden floor and built-in alcove storage. Across the hallway to the rear of the property, the second reception and kitchen have been completely opened up in order to create a light and bright open plan kitchen/diner with utility area/study beyond. The kitchen has been fitted with a range of midnight blue shaker style wall and base units with contrasting work surfaces, stainless steel fittings and a tiled floor. The dining area has plenty of room for a large table with bespoke glass fronted alcove storage dressers and a cast-iron wood-burning stove amongst the features. Beyond the kitchen is a separate study area and utility room with timber-framed French doors providing direct access out onto the rear garden.

A central staircase sweeps up to the first floor to three double bedrooms and a family bathroom. The master bedroom is located at the front of the house is complete with an en-suite bathroom and large walk-in wardrobe. Twin sash windows allow for plenty of natural light and provide an elevated and open outlook



on to North Road.

Across the landing are two further well-proportioned double bedrooms both with panel-glazed sash windows overlooking the pretty rear garden. Completing the accommodation is a smartly finished bathroom with large walk-in shower, metro style tiled splash-backs and a tiled floor.

Externally, the front of the property benefits from the classic rubble and Bath stone facade and has the potential for off-street parking subject to the usual consent, whilst side access through a lean to walkway provides plenty of useful extra storage and leads through to a mature rear garden. The garden has been meticulously maintained by its current owners and is beautifully presented consisting of a paved patio/seating area that steps up to a shale and paved section bordered on both sides by an array of mature trees, plants and shrubs. At the rear of the garden is a fully insulated, cedar clad studio with full-mains power offering as variety of potential uses. A further storage shed/workshop and a small pond line the rear perimeter fence.

118 North Road is a special home that has been renovated to a very high standard by its current owners and offers convenient access to the cafe's, bars and local amenities on Gloucester Road and is within one mile of the City Centre.





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Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft

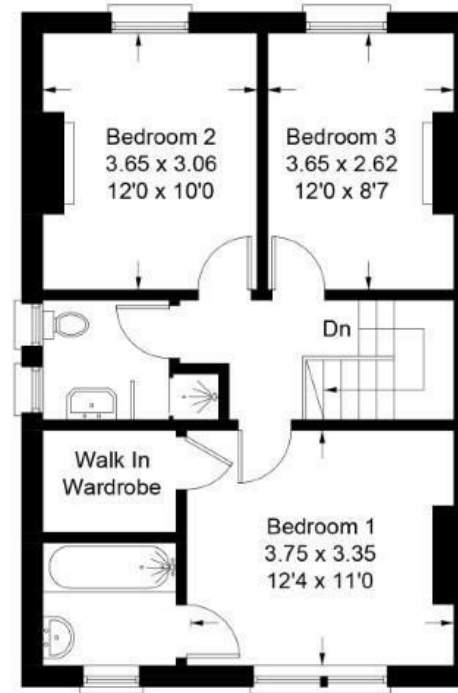


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID961791)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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