



£799,950

19 Cricklade Road, Bishopston, Bristol, BS7 9EW

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Built in the 1880's, this beautifully preserved semi detached home has a sunny, southerly facing garden. Located on a peaceful road with a strong community spirit, just moments from the vibrant Gloucester Road.

Stepping inside, the spacious front room is bathed in natural light from a large bay window, complete with sash windows and pretty stained glass details. A period fireplace serves as a focal point for the room, while intricate cornicing enhances the space's timeless appeal.

Moving through the house, the dining room continues the period charm with a striking feature fireplace and built in cabinets. Patio doors lead to a private patio area, sheltered by a glazed lean-to roof, for year-round enjoyment.

The kitchen, towards the back of the house, is well appointed with wall and base units, offering plenty of storage space. It leads past a useful utility room into a delightful sunny garden room, which has had the roof height increased and skylights fitted to create a bright and airy space, opening out to the garden area.

Stairs lead to the first floor with the master bedroom spanning the width at the front of the property. There are three sash windows, ceiling coving and an original cast iron fireplace. The adjacent second double bedroom is carpeted with a double glazed window overlooking the garden. At the rear of the house is a spacious family bathroom and separate shower room. The bathroom has a modern white suite with bath, shower cubicle, close couple w/c and a double glazed window to the side aspect.

Stairs rise to the original second floor of the property with the third double bedroom which has a dormer



window with rooftop views across Bishopston. There is the convenience of an en-suite bathroom fitted with a simple white suite.

Externally at the rear, the southerly facing garden enjoys sunshine throughout the day, with mature planting and a pond attracting a variety of wildlife including frogs, newts and dragonflies.

The location is in easy reach of a popular run of shops on Gloucester Road central along with Brunel Fields and Bishop Road primary schools. There is also the nearby BS7 gym based at Gloucester County Cricket Ground.

Vendor's comments -

'My wife and I purchased our home in 1986. In that time we have thoroughly enjoyed living in Cricklade Road, bringing up two sons and now having our grandchildren coming to stay with us. Sadly the time has come for us to downsize and move to a smaller home.

Cricklade Road is quiet and friendly. Our neighbours, who are owner occupiers, are lovely and the street is very welcoming. Despite being close to Gloucester Road and its many attractions, there is little traffic noise and the road is quiet most of the time.

The garden is South facing and gets sunshine the whole day, it can be a real sun trap. So much so that we sometimes seek shade under the large apple tree. The garden also features a small pond that attracts frogs, toads and breeding newts and dragonflies. Many bird species also frequent the feeders.'





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Approximate Gross Internal Area = 155.28 sq m / 1671.42 sq ft



Ground Floor

First Floor

Second 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 | | | 76 |
| (81-91) B | | | |
| (69-80) C | | | 43 |
| (55-68) D | | | |
| (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 | | | |
| 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 | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |



elephant 

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