



Asking price £700,000

9 Radnor Road, Bishopston, Bristol, BS7 8QS

2 The Promenade, Bristol, BS7 8AL

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9 Radnor Road Bishopston, Bristol, BS7 8QS

A stylish mid-terraced Victorian home conveniently located on Radnor Road in Horfield. This bay fronted property is immaculately presented and offers ample living space, with two reception rooms, four bedrooms and two bathrooms.

Ground floor accommodation comprises; main vestibule entrance with original stained glass internal door leading into a hallway with stripped wooden floor, and storage area located underneath the staircase. At the front of the property is a spacious and light living room with bay window. Features include high ceilings, cornice, a cast-iron fireplace and bespoke alcove shelving to either side of the chimney breast. Adjacent, the second reception room also benefits from a cast-iron fireplace with period surround and double glazed French doors that open onto the rear patio and garden beyond.

Moving through the hallway to the rear of the property is a beautifully extended kitchen/diner and undoubtedly the hub of this family home. The kitchen has been fitted with a range of midnight blue, shaker style wall and base units with contrasting quartz work-surfaces, metro style tiled splash-backs, a stripped wooden floor and an array of integrated appliances. Beyond the kitchen, the dining space is bathed in natural light thanks to a large skylight and bi-folding doors that provide a seamless connection to the rear garden.

A staircase leads up to the first floor to three bedrooms and a family bathroom. The principle bedroom is located at the front of the house and spans the full width of the property. This room benefits from fitted wardrobes and as well as a double glazed bay window that provides a pretty view across Radnor Road towards neighbouring houses. In the middle of the floor, bedroom two is also a



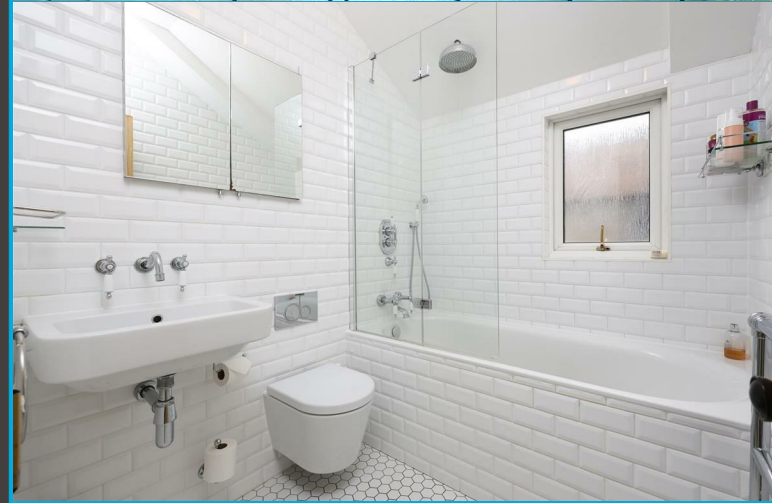
well-proportioned double and is currently used as a child's bedroom, whilst bedroom four is at the back and overlooks the rear garden. Finally, completing the floor is a smartly finished family bathroom that features a modern white suite with stainless steel fittings, floor to ceiling metro tiled splash-backs, a heated towel rail and a tiled floor.

At the top of the house is another light and bright double bedroom with roof-top views across Horfield. A en-suite shower room is finished with a white suite and large walk-in shower complimented with tiled splash backs and a heated towel rail.

Externally, the front of the property possesses the classic Victorian facade with a paved pathway and low rubble stone wall, whilst the mature rear garden is accessed via the kitchen and is presented in three sections consisting of a paved patio which leads on to a lawn section beyond. The lawn leads to a raised terrace at the end of the garden which is the perfect secluded seating area beneath two silver birch trees.

9 Radnor Road is an inspiring family home which offers many practical features. Conveniently located within just a short stroll to Gloucester Road and Horfield Common, the property also falls within catchment area for both Bishop Road and St Bonaventures Primary Schools.





Radnor Road, Horfield, Bristol, BS7 8QS

Approximate Gross Internal Area (Excluding Eaves Storage)
138.3 sq m / 1489 sq ft

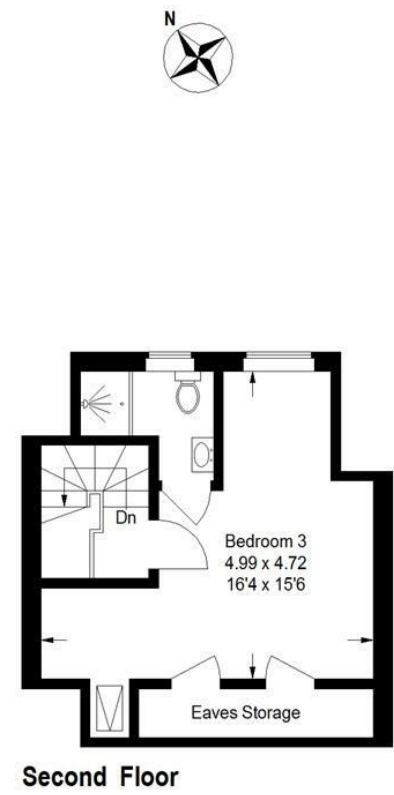
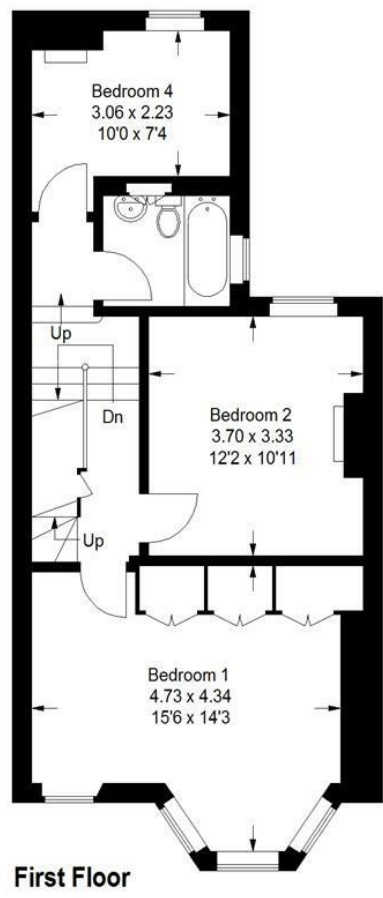
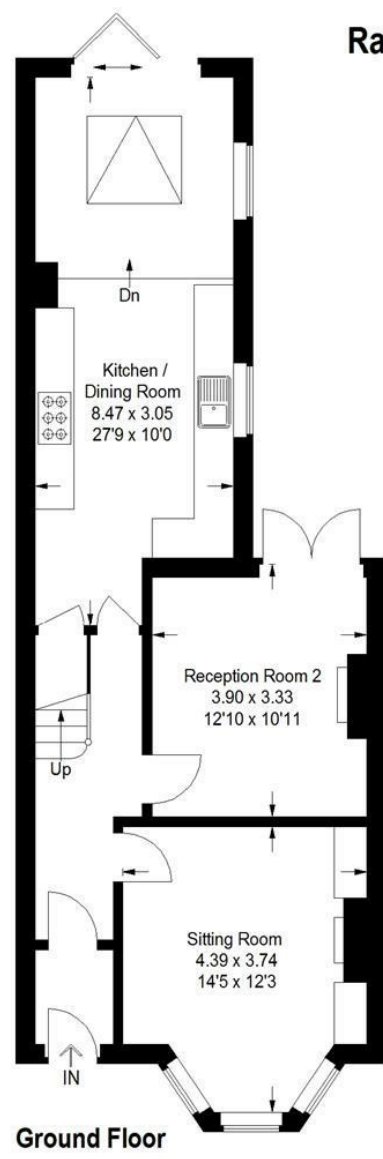


Illustration for identification purposes only, measurements are approximate, not to scale. (ID:798893)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(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		76
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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