



£625,000

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1 Raglan Road

Bishopston, Bristol, BS7 8EF

A four-bedroom Victorian end-of-terrace home located on a quiet residential road in Bishopston within the Bishop Road Primary and Redland Green Secondary APR. The property has been well-maintained throughout, with key features such as an extended kitchen/diner and a loft conversion and sold with no onward chain.

The ground floor accommodation comprises a main vestibule entrance and hallway providing access to the ground floor accommodation and stairs that rise to the first floor. The sitting room features double-glazed bay sash windows framed by half-height shutter blinds, decorative cornice, ceiling rose and a cast iron period fireplace. At the rear, the extended kitchen/diner/living room is a perfect social space with bi-fold doors leading seamlessly onto the rear garden. The fitted kitchen has a range of wall and base units with space for freestanding appliances. Beyond the kitchen, a door leads to a useful utility area with plumbing for a washing machine and a door to a WC and shower room.

On the first floor are three neatly decorated bedrooms with stripped wooden floorboards; the first double overlooks the front, while bedrooms two and three have double-glazed windows overlooking the rear. The family bathroom is also located on this floor; the contemporary suite comprises a bath with shower over, a vanity unit incorporating a wash hand basin and storage, a wall-mounted heated towel rail and tiled walls and flooring.

Bedroom four extends across the entire second floor with dual-aspect windows, allowing plenty of natural light and access to eaves storage.

Externally, the landscaped garden to the rear provides a perfect low-maintenance space with a paved patio



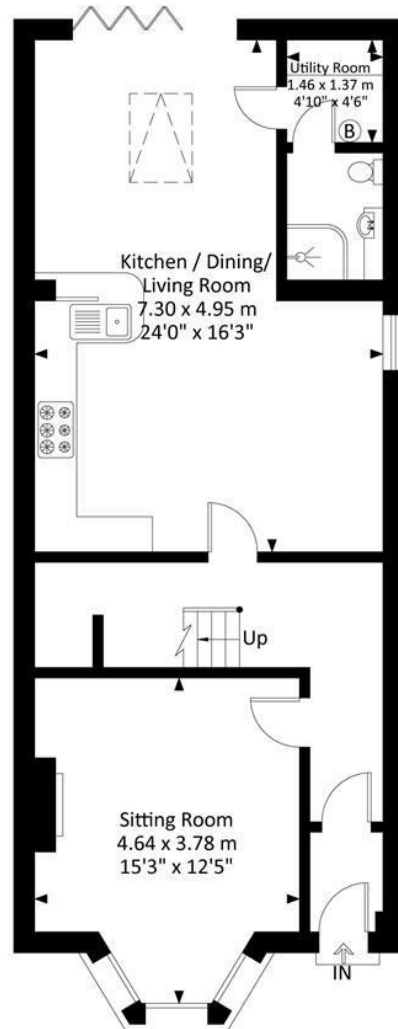
stepping up to an additional patio/seating area, which is enclosed by a retaining wall and fencing.



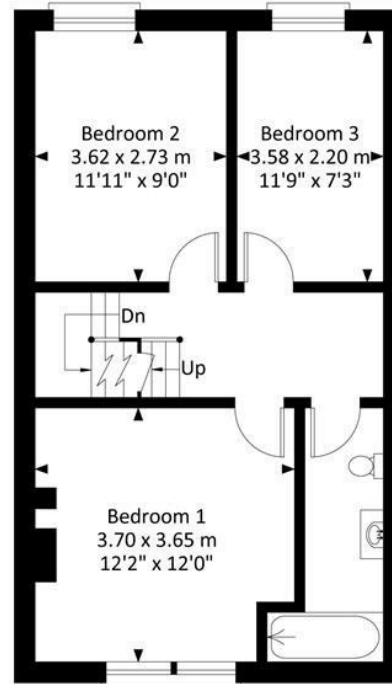


I Raglan Road, Bishopston, Bristol, BS7 8EF

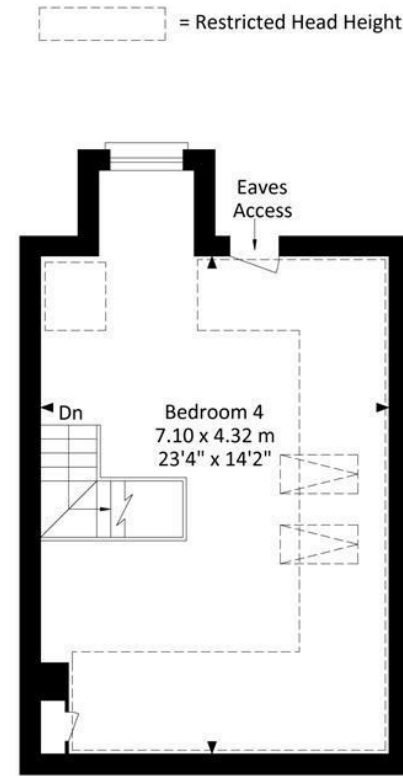
Approximate Gross Internal Area = 146.49 sq m / 1576.80 sq ft



Ground Floor



First Floor



Second Floor

= Restricted Head Height

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		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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		
England & Wales EU Directive 2002/91/EC		



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