



£675,000

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14 Cornwall Road Bishopston, Bristol, BS7 8LH

A unique three-bedroom Victorian home located on Cornwall Road within the Redland Green APR. Having been well-maintained by the current owner, the property offers well-balanced accommodation with further scope to extend.

The accommodation comprises a dining room to the front with double-glazed bay windows, cornice, alcove shelving, exposed wooden floorboards and a period cast iron fireplace with slate hearth. The adjacent sitting room has exposed wooden floorboards, a period fireplace, built-in cabinetry and a door and windows leading onto the garden. At the rear, the kitchen/breakfast room extends 8m in length with a range of modern wall and base units, metro-tiled splashbacks, an integrated electric oven/hob and a dishwasher. A door and windows overlook the rear garden, and a large skylight window allows plenty of natural light to enter the room. A study situated at the front of the property completes this floor.

The first floor has three bedrooms, a shower room and a utility room. The principal bedroom at the front of the property has double-glazed bay windows, exposed wooden floorboards and a period feature fireplace. The second double bedroom also has a period fireplace, exposed floorboards



and a double-glazed window overlooking the rear garden. The third bedroom at the front can accommodate a double bed and bedroom furniture, while the large shower room at the rear has a modern suite comprising a walk-in shower cubicle, wash hand basin, w.c, period fireplace, storage cupboards, a new Vaillant boiler and herringbone flooring. A useful utility room is next to the shower room and has space for a washing machine, tumble dryer, a 'Belfast' style sink and a w.c.

There is scope to extend further into the loft space, subject to the relevant checks and permissions.

The well-planned rear garden features a paved area leading up to a seating area laid in stone shingle. There are beds along the borders, featuring a variety of plants, trees, and shrubs. The garden is enclosed by an original retaining brick wall with a combination of lap panels and contemporary horizontal slatted fencing.

In the front garden, there is a recently planted native hedge comprising hawthorn, hazel, wild rose, wild privet and spindle.

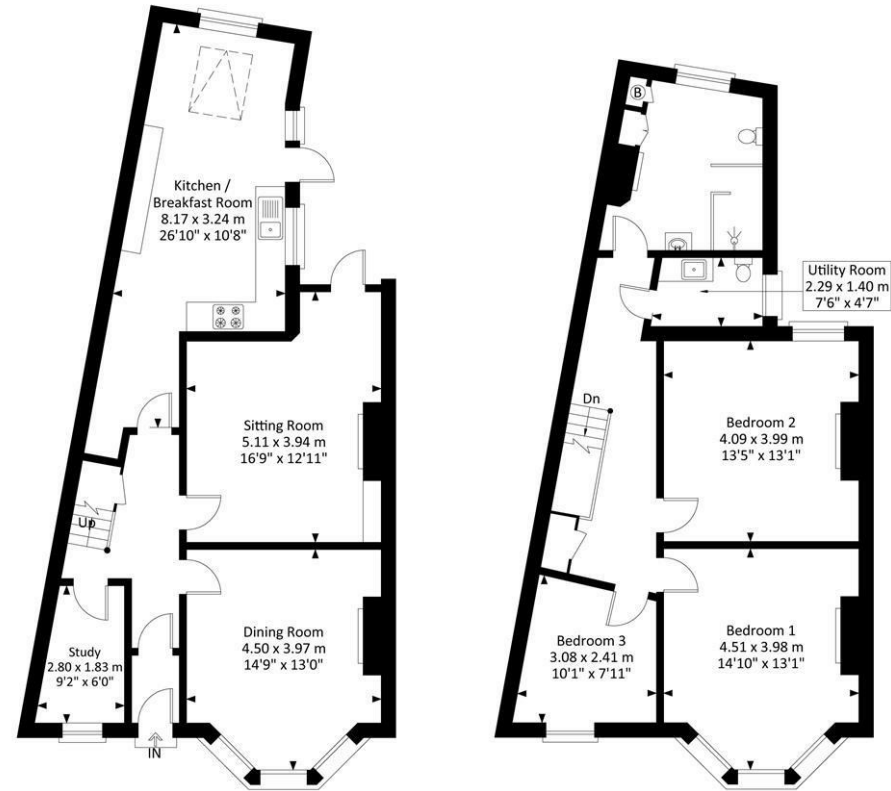
Cornwall Road is a quiet residential road, a short walk to the popular amenities along Gloucester Road and within the catchment areas for Bishop Road Primary and Redland Green Secondary Schools.





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Approximate Gross Internal Area = 141.45 sq m / 1522.55 sq ft



Ground Floor

First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) 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		England & Wales EU Directive 2002/91/EC	

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