



£615,000

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## 75 Egerton Road Bishopston, Bristol, BS7 8HR

A charming and characterful gable fronted Victorian home located on the popular tree-lined Egerton Road within the heart of Bishopston.

This well presented property has plenty to offer and feels light and spacious throughout. Key features include two double bedrooms, open plan reception rooms, a contemporary full width kitchen/diner, off-street parking and a delightful mature garden with rear access.

Accommodation on the ground floor comprises: Main vestibule entrance leading into a central hallway with a downstairs w/c. The ground floor consists of two open plan reception rooms with an original stripped wood floor throughout. The living room and lead reception is at the front and features a double glazed bay window, ornate cornice and ceiling rose, picture rail and a wood-burning stove complete with period surround. An archway leads through to the rear of the two reception rooms which has plenty of space for a large dining table and chairs, whilst a glazed door leads directly through into the kitchen/diner.

At the rear of the ground floor is a light and bright extended kitchen/diner with double glazed doors providing a seamless connection to the rear garden. The kitchen has been fitted with a range of contemporary shaker style wall and base units with brushed chrome fittings, tiled splash-backs and contrasting work-tops.





Beyond the kitchen is a further informal seating area that benefits from a pretty view out onto the rear garden.

A staircase leads up to the first floor to two bedrooms and a family bathroom. The landing area features an original built-in storage cupboard and provides easy access to a boarded loft space via a pull down ladder. The beautifully proportioned master bedroom is located at the front of the house and spans the full width of the property. Amongst the features are an original cast-iron fireplace and twin windows that offer a green and leafy outlook on to Egerton Road. The second bedroom is also a spacious double and overlooks the rear garden, whilst completing the accommodation is a well-proportioned family bathroom with a modern whiter suite, separate walk-in shower, tiled splash-backs and a tiled floor.

Externally to the front, the property benefits from a striking bright blue render, a block paved driveway offering off-street parking for one car and a secure bike storage unit. The mature rear garden is presented in two sections consisting of a laid lawn bordered on both sides by an array of mature trees, plants and shrubs leading down to a paved patio/seating area that takes full advantage of the afternoon/evening sun. The property also benefits from useful rear access via Dulverton Road.

Egerton Road has a real sense of community and enjoys a convenient position in the area, just 350 metres from all of the amenities located on Gloucester Road. The property further benefits from being within catchment to both Bishop Road and St Bonaventures Primary Schools as well as the Redland Green APR.





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Approximate Gross Internal Area = 107.33 sq m / 1155.29 sq ft

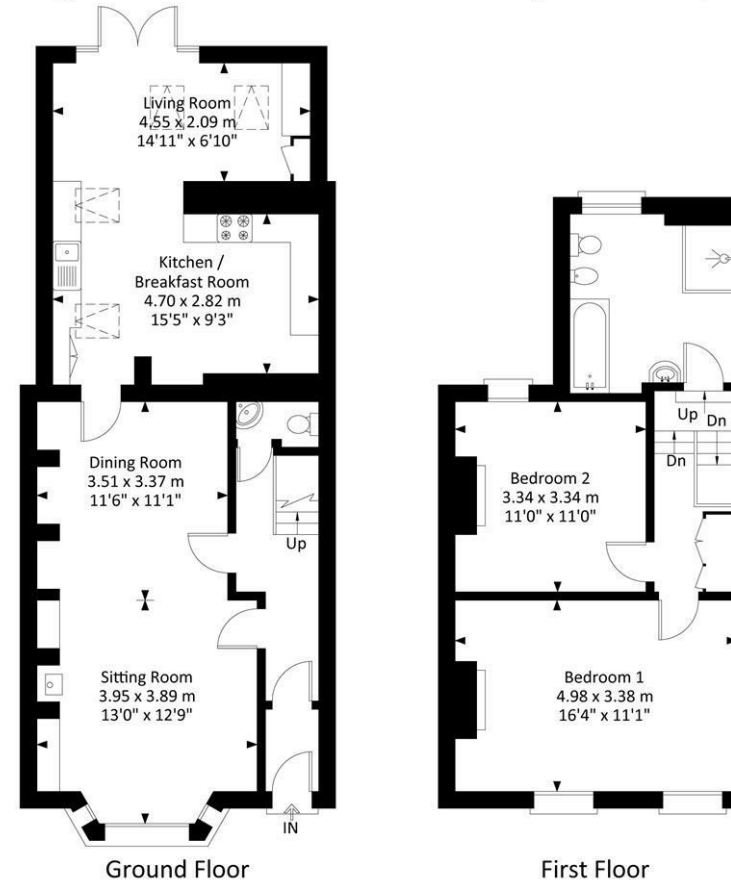


Illustration for identification purposes only, measurements and approximate, not to scale.

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

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