

elephant 



£475,000

2 Cambridge Road, Bishopston, Bristol, BS7 8PR

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

2 Cambridge Road Bishopston, Bristol, BS7 8PR

This stylish two-bedroom Victorian family home within the Bishop Road Primary and Redland Green Secondary APR. The current owners have lovingly renovated the property, which has a real sense of quality throughout. Key features include a host of retained period features which contrast seamlessly against the contemporary decor.

The ground floor accommodation comprises a main vestibule entrance and hallway, providing access to the open-plan sitting room and dining room, as well as stairs that lead to the first floor. The front reception features a bay with double-glazed sash windows, cornice, bespoke cabinetry and shelving, a wood burner, and exposed wooden floorboards that extend into the dining area. The dining area also retains cornice, a period fireplace, shelving, and an opening through to the kitchen, creating an open-plan living space throughout the entire ground floor. The kitchen at the rear extends an impressive 8.4m in length and features a range of shaker-style units, metro-tiled splashbacks, space for a range cooker, integrated appliances, a useful utility cupboard, and bi-fold doors leading onto the south-facing rear garden.

There are two double bedrooms and a bathroom on the first floor. Bedroom one extends the entire property width at the front and features two double-glazed sash windows, a period fireplace and exposed wooden floorboards. The adjacent second bedroom is neatly decorated and carpeted and has a period fireplace and a double-glazed window overlooking the rear garden. The large bathroom to the rear comprises a bathtub with shower over, wash hand basin, w.c, and a cupboard.

There is further scope to extend into the loft.

The sunny, south-facing rear garden is mainly paved,



with beds along its borders housing a variety of mature plants and shrubbery that provide a leafy green backdrop. A large pergola extends across the rear of the garden. A combination of brick walls and panelled fencing encloses the garden.

The property is also within easy and convenient access to local amenities, including Gloucester Road, Horfield Common, and the City Centre. The property is well located within the catchment for the highly regarded Bishop Road Primary School





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Approximate Gross Internal Area = 93.51 sq m / 1006.53 sq ft



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	63	
(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		
	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		



Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk