

elephant 



£775,000

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44 Manor Road Bishopston, Bristol, BS7 8PZ

A stylish and extended Victorian built home, in the Redland Green APR.

Ground floor accommodation comprises; main entrance hall with a parquet wood floor and a w/c tucked under the stairs. Doors lead into two open plan reception rooms; the front room has a bay window, open fireplace, cornice, picture rail, built-in alcove shelving and cupboards. The rear room is set up as a snug seating area with an original built-in dresser while a parquet wood floor runs through both rooms.

An impressive kitchen/ living space spans the rear of the house. The well thought-out design incorporates an apex roof with Velux windows, while large glazed sliding doors with windows above link the rear garden. Navy blue kitchen units have been fitted with a contrasting marble worktop and house a range of integrated appliances. Pendant lighting, metro brick tiles and floating shelves bring some industrial style to the heart of this family house.

First floor accommodation includes three double bedrooms. At the front of the house is a bedroom overlooking Manor Road. There is an original cast iron fireplace and a picture rail. Next door is a family bathroom, smartly presented with a bath with shower over, a tiled walls, a pedestal wash basin and toilet. In the middle of the house is a double bedroom overlooking the garden with a ceiling cornice, picture rail, a fireplace and built-in wardrobes. The third bedroom sits at the back of the house and is neutrally decorated with a fitted carpet and window facing the rear.

Stairs lead up into the recently finished master ensuite bedroom in the roof. This well executed, spacious room, features large picture windows



looking across the rooftops of the surrounding homes in Bishopston. Adjacent is a beautiful master en suite featuring three large Velux windows that flood the room with light, a geometric tiled floor, freestanding bath, fully tiled shower enclosure with high quality fittings. There is also access to useful eaves storage.

Outside the front of the property has the classic Victorian facade whilst the westerly facing rear garden is divided into a tiled patio before a larger lawned section which is bordered by a range of mature plants and shrubs. This lovely property is in excellent condition throughout and is in a sought after location in easy reach of all the amenities on Gloucester Road.





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Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft
(Excluding Eaves Storage)



Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID897884)

Energy Efficiency Rating		
	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		
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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