



elephant 

£550,000

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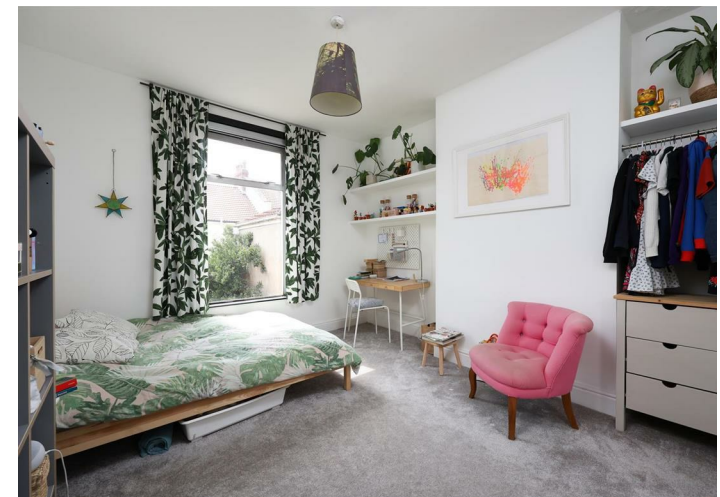
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54 Wolseley Road Bishopston, Bristol, BS7 8EN

A charming two-bedroom Victorian home situated on Wolseley Road within the heart of Bishopston and the RGS catchment area.

The accommodation on the ground floor comprises an entrance lobby with an internal door and ceiling cornice. At the front of the property is a living room with a bay window with sash windows, ceiling cornice, rose and stripped wooden floorboards. At the end of the hallway is the second reception room with a host of period features, including a period fireplace, stripped wooden floorboards and a sash window looking out onto the garden. Adjacent is the kitchen with a range of units and tiled splash-backs. The kitchen is connected to a lean-to, giving the potential for a full-width kitchen/diner, subject to obtaining any necessary consents.

A staircase leads up to the first floor to find two double bedrooms and a family bathroom. The master bedroom is located at the front of the house and features fitted carpets, two double glazed sash windows and a walk in wardrobe. The second bedroom benefits from the southern



aspect and overlooks the garden, fitted carpets and a sash window.

The family bathroom features a white suite with a separate shower. The loft has the potential and scope to be converted into additional bedrooms and an en-suite.

Outside the property has the classic Victorian stone frontage with a single bay, solid wood front door, a low-level stone wall. There is also an enclosed southerly facing rear garden featuring a patio area and borders ready for planting.

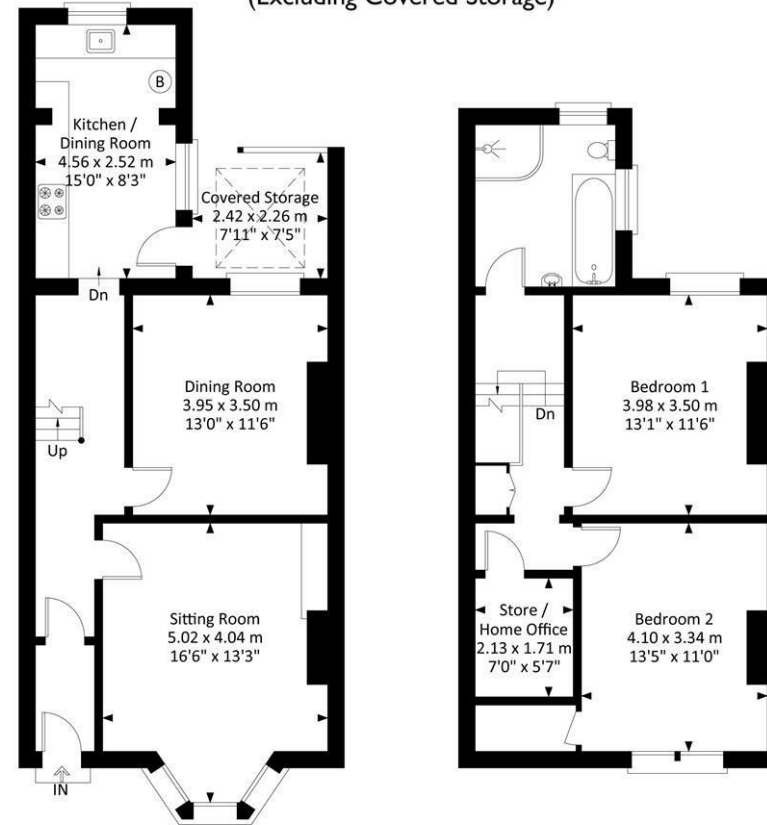
This period home would be perfect for those looking for a period home in a quiet and convenient location, it is also within the catchment area for both Bishop Road primary and Redland Green schools.





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Approximate Gross Internal Area = 107.44 sq m / 1156.47 sq ft
(Excluding Covered Storage)



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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