



Guide price £1,035,000

12 Lancashire Road, Bishopston, Bristol, BS7 9DL

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## 12 Lancashire Road Bishopston, Bristol, BS7 9DL

Beautifully presented and full of character, this semi-detached home on Lancashire Road has been finished to a high standard throughout.

At the front, the paved garden provides off-street parking along with secure storage. A welcoming porch, complete with stained glass details, offers a practical space to tuck away shoes and coats. From here, parquet flooring runs through the hallway and into the impressive open-plan kitchen and dining room. The dining area is bathed in natural light thanks to a bay window overlooking the garden, while the kitchen features classic shaker-style cabinetry with sleek white worktops. A large central island with wall and base units provide plenty of storage alongside integrated appliances including a gas hob, double oven, microwave, dishwasher and fridge freezer. The thoughtful design creates a stylish yet functional space.

The living room sits to the front of the home, a generous and comfortable retreat with soft carpeting underfoot. Period features such as the ceiling rose, fireplace, and stained glass accents in the windows give the room character, while built-in alcove storage adds practicality. A useful ground floor w/c is neatly tucked under the stairs.

On the first floor, the master bedroom is a serene space with window shutters, built-in wardrobes, and carefully preserved period detailing. Its en suite bathroom is finished with striking blue herringbone tiling, brushed brass fittings, and a shower-over-bath arrangement, complete with a wall-mounted mirrored cabinet. Two further rooms on this floor, each with bay windows, shutters, and built-in storage, are currently arranged as a bedroom and study but offer excellent flexibility. The family bathroom continues the calm, contemporary feel with white tiling, a sash window, and a second shower-over-bath.



The original top floor accommodates two additional double bedrooms, both benefiting from a generous ceiling height, built-in wardrobes, and soft carpeting, making them comfortable and practical in equal measure.

Externally, the neatly landscaped garden is a great space for entertaining and family life. Accessible from the kitchen or via a side gate, it offers a large lawn, raised beds with mature planting, and two separate seating areas; a patio close to the house and a deck at the far end, perfect for enjoying the evening sun.

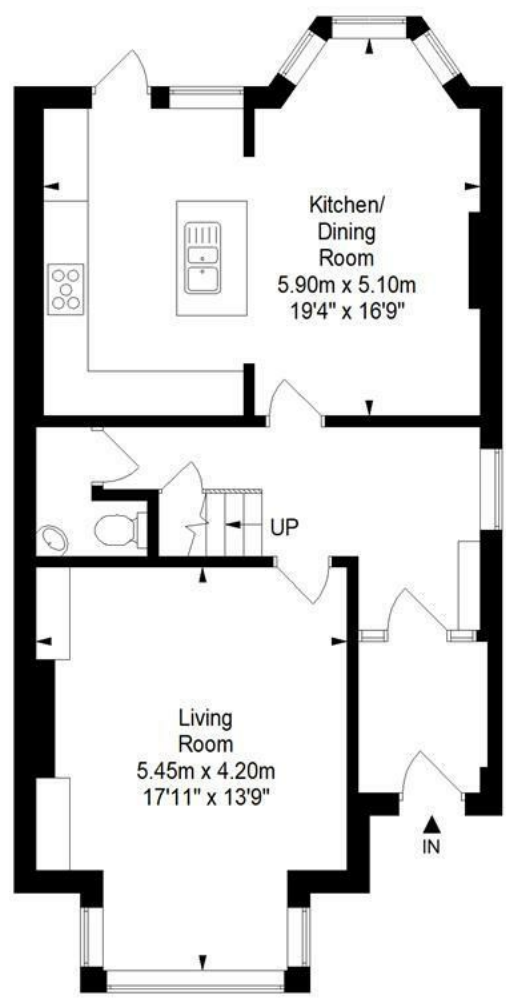
The appealing location is in easy reach of Gloucester Road, offering an array of shops, cafés, and excellent transport links into the city centre. Leafy St Andrew's Park is a short walk away along with access to highly regarded primary and secondary schools.



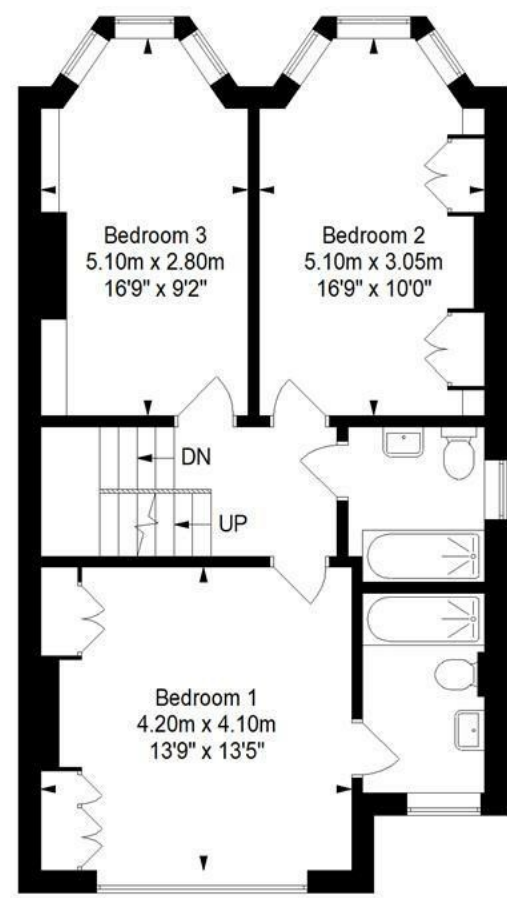


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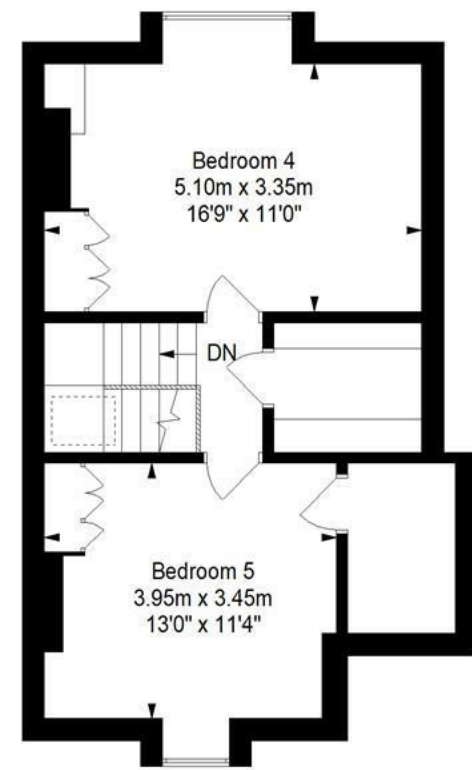
Approximate Gross Internal Area = 174.5 sq m/ 1878.4 sq ft



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)  
Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

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



**elephant** 

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