



£715,000

3 Raglan Place, Bishopton, Bristol, BS7 8EQ

2 The Promenade, Bristol, BS7 8AL

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## 3 Raglan Place Bishopston, Bristol, BS7 8EQ

An impressive three-bedroom Victorian family home located on a quiet cul-de-sac in Bishopston within the Bishop Road Primary and Redland Green Secondary APR. The property is finished to a high standard throughout, with key features including an extended kitchen/diner, a separate utility room, a loft conversion and offered with a complete chain.

The ground-floor accommodation includes a main vestibule entrance and hallway, providing access to the ground floor and stairs leading to the first floor. The sitting room to the front features double-glazed bay sash windows, decorative cornice, a ceiling rose and a wood-burning stove with a wooden mantle and slate hearth. The rear of the property has been remodelled and extended by the current owner, the previous second reception has been cleverly divided and now offers a utility room/cloak room accessed from the hallway and a family room/snug which opens onto the extended kitchen/diner.

At the rear, the kitchen/diner extends into the side return, creating an impressive open-plan social space with ample room for a large dining table and casual seating. A large skylight window provides ample natural light, and contemporary bi-folding doors lead seamlessly onto the rear garden. The modern fitted kitchen features open shelving, an inset 'Belfast' style sink, an integrated induction hob, an oven and warming drawer, a fridge freezer and a dishwasher. A central island offers breakfast bar seating and a food prep area with power sockets, and a tiled floor with underfloor heating.

There are two double bedrooms and a bathroom on the first floor. Bedroom two extends the entire width of the property and has double-glazed sash windows to the front. The adjacent bedroom three is carpeted and has a double-glazed window overlooking the garden.





At the rear, the well-designed family bathroom features a bath with a shower over, a vanity unit incorporating a wash-hand basin, w.c., a storage cupboard and a wall-mounted heated towel rail.

The principal bedroom suite spans the entire second floor. The light and bright room features four large windows, offering views over the rear garden, a dressing room with fitted wardrobes, two skylight windows, and eaves storage to the front. A contemporary ensuite shower room services the main bedroom. It comprises: a walk-in shower, a wall-hung vanity unit with wash hand basin, a w.c., Terrazzo wall and floor tiling and a skylight window.

The current owners have transformed the west-facing rear garden. Entering the garden through the bifold doors from the kitchen/diner, one finds a large paved seating area that extends to a raised area laid with slate and stone chippings, separated by a low-level retaining sleeper wall. Raised planters extend along the borders of the garden, providing a colourful backdrop, while a combination of original wall and high-level contemporary horizontal fencing encloses the garden. There is also a useful timber garden shed. It's worth noting that the garden opens onto a landlocked area of gardens, providing a sense of privacy with properties set back far into the distance, unlike many similar terrace properties in the area.

At the front, the property has an attractive rubble stone Victorian façade and a variety of mature shrubs.

The local independent shops, cafes, and restaurants along Gloucester Road and St Andrews Park are only a short walk away. The property is also near Bishop Road Primary School and Redland Green Secondary School. Redland and Montpelier Stations are within walking distance and offer a direct route into Templemeads or up to Clifton Downs. Nearby bus stops also provide access to arterial bus routes.

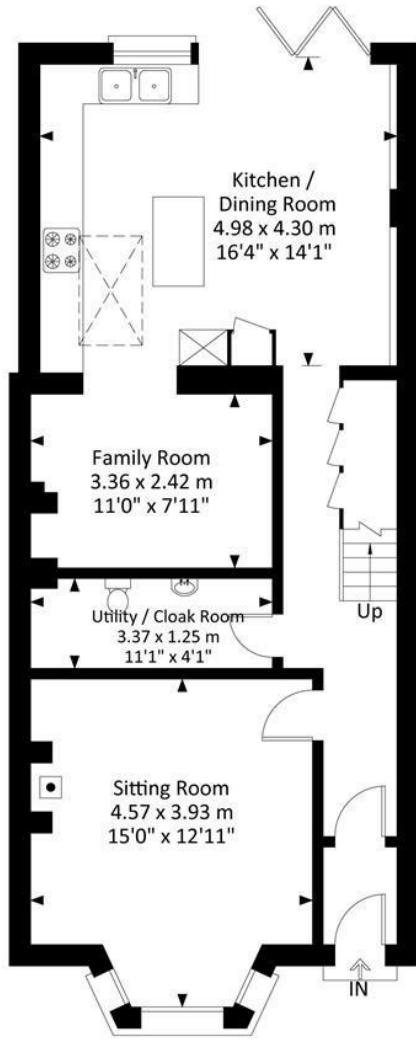




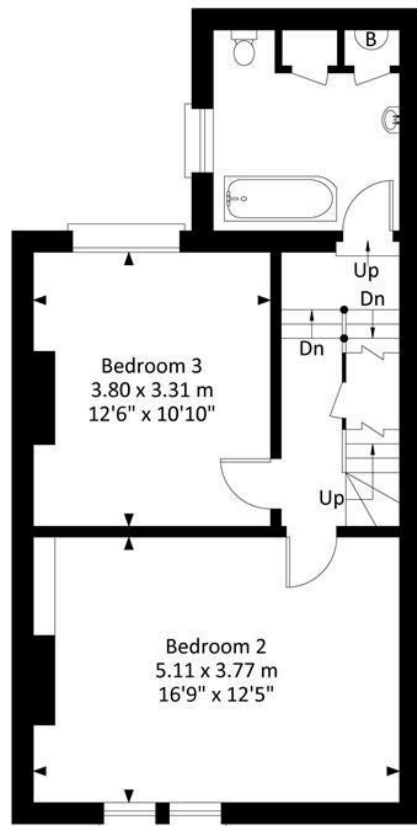


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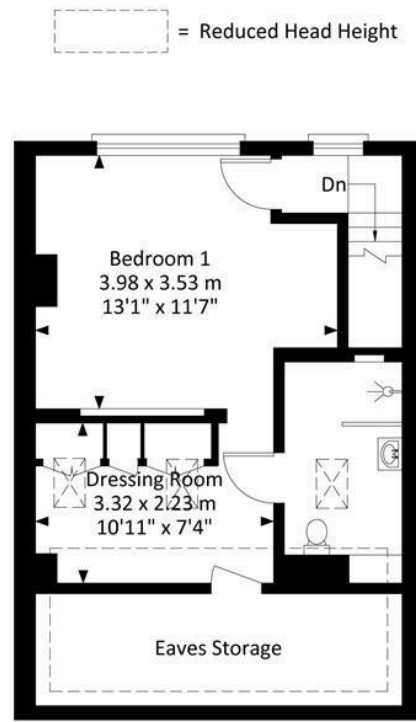
Approximate Gross Internal Area = 141.40 sq m / 1522.01 sq ft  
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.

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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