



£495,000

14 Melbourne Road, Bishopston, Bristol, BS7 8LB

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

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Offered to the market with no onward chain is this well-presented period home situated in a prime location within the heart of Bishopston. This three double-bedroom home has plenty to offer, including a living room with a period fireplace, a dining room, a kitchen, a downstairs bathroom, three double bedrooms and a sunny south-facing rear garden.

Accommodation on the ground floor comprises: a main entrance hallway with stripped wood floors that leads to a living room, complete with a double-glazed bay window, ceiling cornice, stripped wood floors, and an open fireplace. Adjacent to this is the second reception, which benefits from stripped wood floors, bespoke shelving within one of the alcoves, a gas fireplace and a double-glazed window overlooking the side garden. A step leads down to the kitchen, which features an array of contemporary wall and base units with a contrasting worktop. At the end of the kitchen, a door provides access to the sunny rear garden and the family bathroom, which features a bath with shower overhead, a w/c, heated towel rail and wash basin.

A staircase leads up to the first floor to



three double-bedrooms. The largest bedroom is located at the front and spans the full width of the house, with features such as an original cast-iron fireplace and twin double-glazed windows providing a pleasant outlook onto Melbourne Road. Adjacent, the second double bedroom, with a double-glazed window overlooking the garden. The final bedroom is located at the rear of the property and features an original sash window also overlooking the garden.

Externally, the front of the property benefits from the classic red brick-fronted facade and a variety of neatly kept shrubs, whilst the delightful south-facing rear garden has an open aspect and is presented in two sections, both have been paved with block paving.

14 Melbourne Road is a fantastic home, offering a real sense of community. Conveniently positioned in the area, just a short walk from all of the amenities on The Gloucester Road. The property further benefits from being within the catchment of both Bishop Road and St Bonaventure's Primary School as well as the Redland Green APR.





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Approximate Gross Internal Area = 95.43 sq m / 1027.20 sq ft

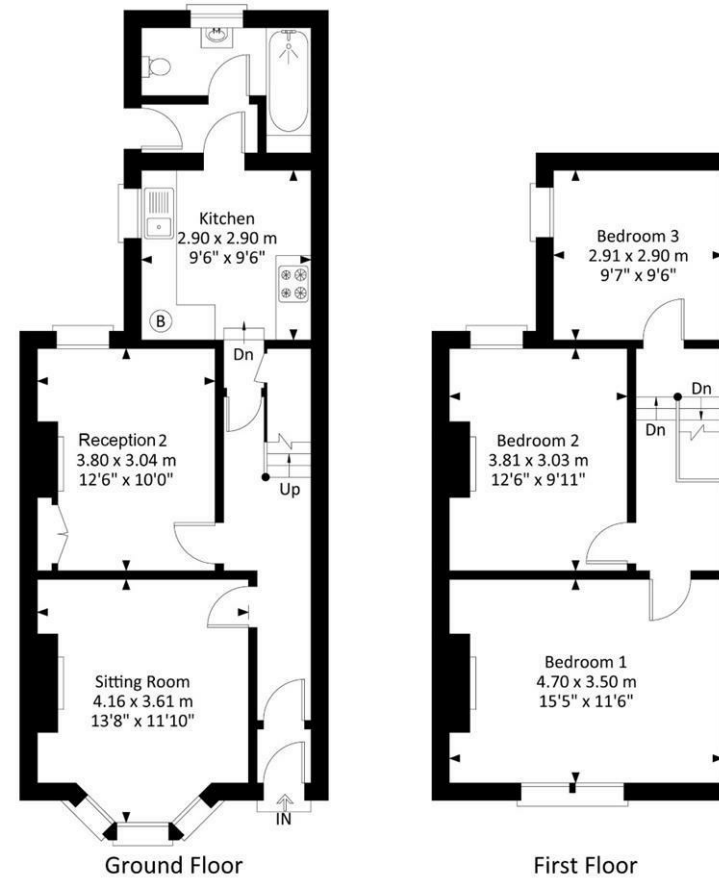


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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