

elephant 



£375,000

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72 Oak Road, Horfield, Bristol, BS7 8RZ

A two-bedroom Victorian terrace house situated on Oak Road, Horfield. Offered up with no onward chain.

Located on a quiet residential street set behind Gloucester Road is this spacious two-double-bedroom house.

From the front door, you enter the property into a hallway with doors to the reception rooms and kitchen. The wall between the front reception room and the kitchen has been removed to create an impressive space that spans from the front to the back of the house, with hardwood floors running throughout.

The sitting room features a bay window that fills the room with natural light.

The kitchen at the rear of the house features gloss base units with contrasting worktops and tiled splashbacks, and a side door kitchen leads to a hallway leading out to the rear garden.

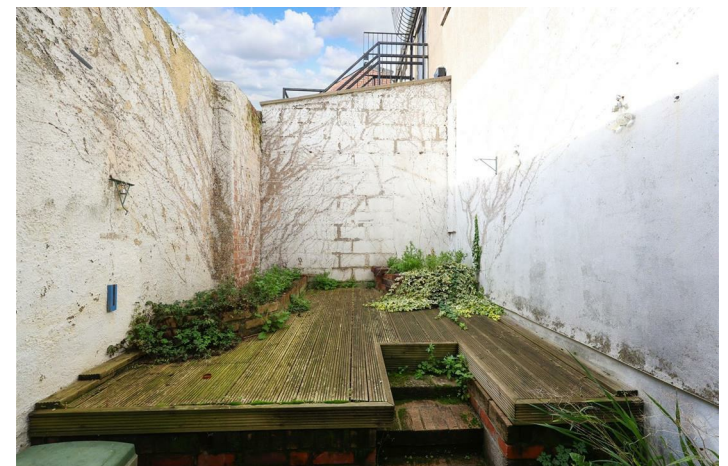
Upstairs, the principal bedroom to the front spans the entire property width with a feature double-glazed window with an outlook onto Oak Road.

The second bedroom is carpeted with a double-glazed window overlooking the garden.

The rear bathroom features a bath with an overhead shower, tiled splashbacks, a vanity unit with built-in storage and a wash hand basin, along with a wall-mounted heated towel rail

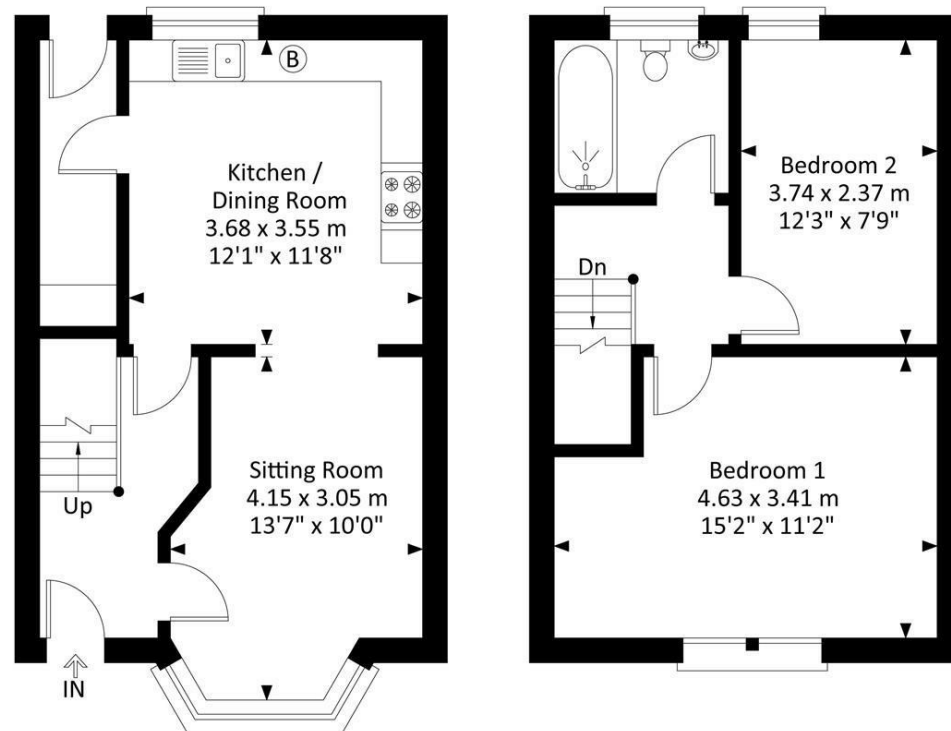
The rear garden offers a low-maintenance space with a raised deck with built-in planters.





72 Oak Road, Bishopston, Bristol, BS7 8RZ

Approximate Gross Internal Area = 68.34 sq m / 735.60 sq ft



Ground Floor

First 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) A		90
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		