



£550,000

23 Greville Street, Bristol, BS3 1EF

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

23 Greville Street , Bristol, BS3 1EF

Set in an elevated position, this attractive home sits back from the street behind a front garden with mature planting, creating a green and welcoming approach. A short flight of steps leads up to the front door.

At the front of the house, the primary reception room features a bay window that brings in plenty of natural light. A central fireplace with an orange-painted chimney breast creates a bold focal point, complemented by built-in cabinetry and shelving in one of the alcoves. Stripped wooden floorboards, cornicing and a ceiling rose highlight the period character of the property.

Adjacent is the open-plan living and dining room, where the warm orange tones continue. A log burner sits within the fireplace, making the space particularly inviting in the winter months. Each alcove contains built-in shelving, and the room is large enough to accommodate both lounge and dining areas comfortably. French doors at the rear provide direct access to the garden.

An open archway leads through to the spacious kitchen. Blue shaker-style cabinetry is paired with solid wooden worktops and a white tiled splashback, while slate flooring adds texture underfoot. At the far end of the room there is space for a small dining table or additional storage furniture. Bi-fold doors open fully to the garden, and a skylight overhead fills the room with natural light.

The garden is arranged over two levels. The lower terrace is paved and bordered by raised beds, offering an ideal spot for outdoor dining. A few steps lead to the upper lawned section, where a wooden summer house sits at the rear of the garden. Currently used as a home gym, it offers excellent versatility.



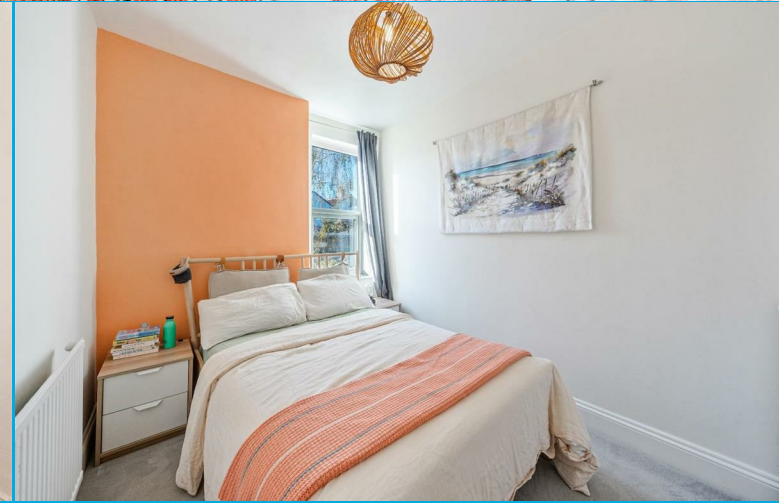
Upstairs are three bedrooms and the family bathroom. The primary bedroom sits at the front of the home and features a pretty period fireplace with built-in cabinetry on either side, perfect for clothing storage. There is ample room for a double bed and additional furniture. Grey carpeting continues through to the other bedrooms. The second bedroom is smaller but still comfortably accommodates a double bed and storage.

The third bedroom is currently set up as a home office, though it would work equally well as a bedroom or nursery. A fireplace with exposed brick detail adds charm, while built-in cabinetry offers useful storage.

The modern family bathroom is a bright and uplifting space, with a skylight drawing natural light into the room. It features a corner shower, a freestanding bath and patterned floor tiles that bring character to the space.

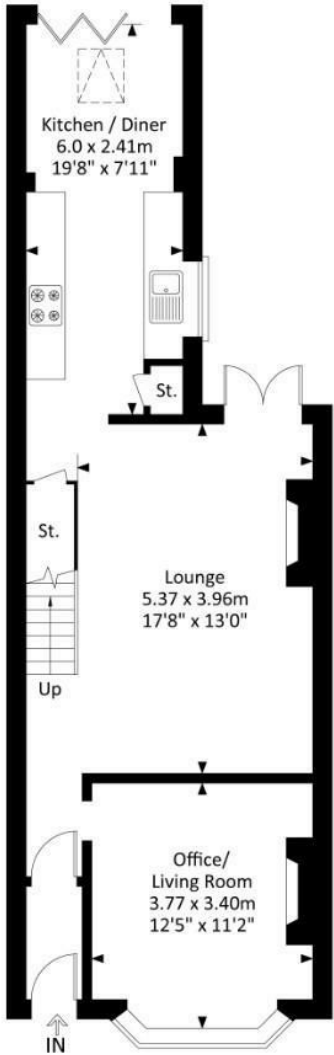
This home is ideally located for the vibrant amenities of North Street, with its array of independent cafes, bars and restaurants, as well as excellent connections to the City Centre.



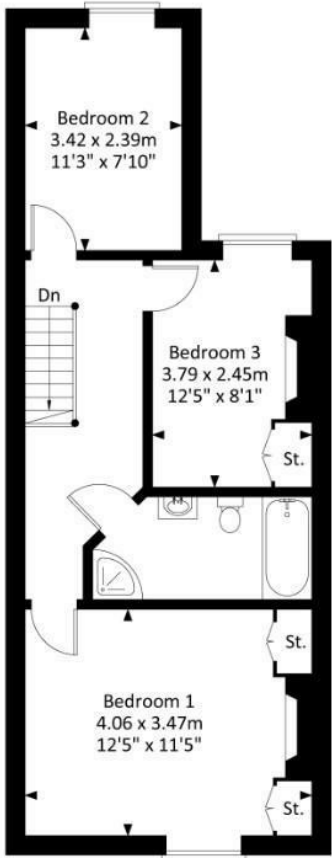


23 Greville Street, Southville, BS3 1EF

Approximate Gross Internal Area = 102.42 sq m / 1102.44 sq ft

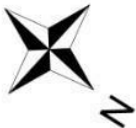


Ground Floor



First Floor

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



Energy Efficiency Rating		
	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		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) 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 		



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk