



£895,000

83 Kennington Avenue, Bishopston, Bristol, BS7 9EX

2 The Promenade, Bristol, BS7 8AL

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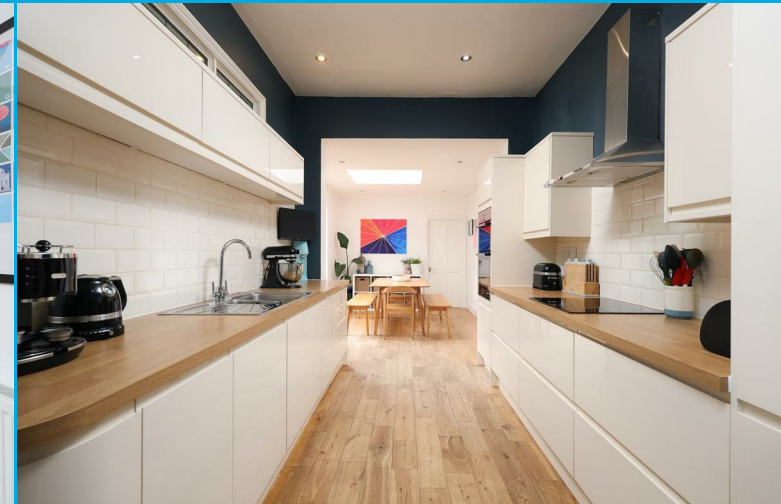
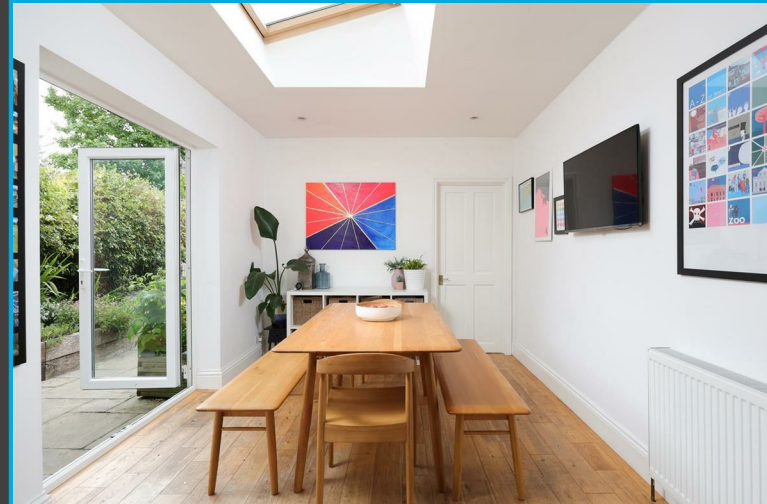
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83 Kennington Avenue Bishopston, Bristol, BS7 9EX

A stylish and extended end of terrace home with the accommodation arranged over three floors. The property has an off road parking space, side access and an impressive loft conversion.

The entrance vestibule is at the side of the property and leads into a lobby with a useful storage room beyond while also providing access to the garden. An inner door on the right hand side opens up into the main hallway with a staircase and doors to all rooms. At the front of the property the living room has a bay with double glazed windows, picture top lights, ceiling cornice, rose, picture rail and period fireplace with gas flame effect fire within. The room is neutrally decorated and carpeted with a bespoke built-in cabinet with shelving above. Adjacent is a 'Butlers pantry' with built in dresser providing plenty of useful storage. On the opposite side of the hallway the second reception room also has retained period features including a fireplace and double glazed french doors which connect the garden. Next door, the kitchen/ diner is fitted with a range of sleek units with integrated appliances. A wood floor runs through into a dining area with sky light window and bi-folding doors linking the garden. Beyond is a useful utility room with seperate w/c and a further door which provides direct access to outside.

Stairs rise to the first floor to three double bedrooms and a family bathroom. A master suite has been created which spans the front of the property and comprises a bedroom with bay window and built-in storage. A doorway leads into a walk-in wardrobe with plenty of hanging space and draws. A shower room sits beyond which is fitted with a contemporary white suite, metro brick tiling and window to the front aspect. At the rear of the first floor are two adjacent double bedrooms with double glazed sash windows with views over the garden. A family bathroom is



positioned centrally off the hallway with a white suite with cream metro brick tiling.

A further staircase leads up to a well designed loft conversion with bedrooms four, five and a shower room. The larger bedroom faces the rear featuring velux windows and glazed doors which open to reveal a Juliet balcony. This is the best vantage point to enjoy the open views of the cricket ground behind. The final bedroom is on the opposite side of the hallway with a shower room sitting between both rooms. There is access to eaves storage and lots of natural light in the hallway from the sky light window above.

Externally at the rear is a neatly landscaped south east facing garden with lawn, two patio areas and planted beds. This well renovated Victorian home is well located with good access to Brunel Field primary school and in easy reach of all the amenities on nearby Gloucester Road.

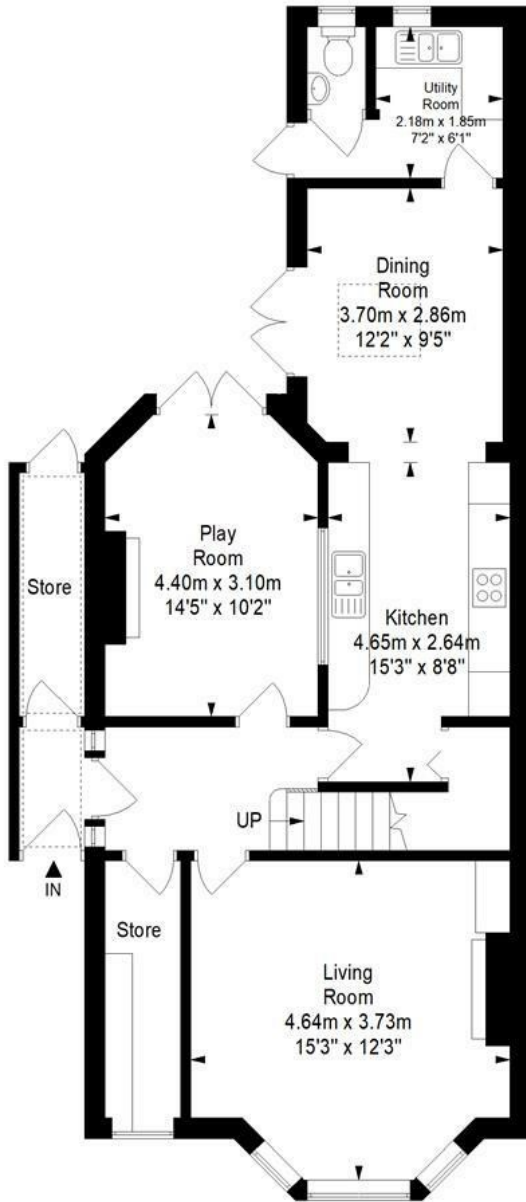




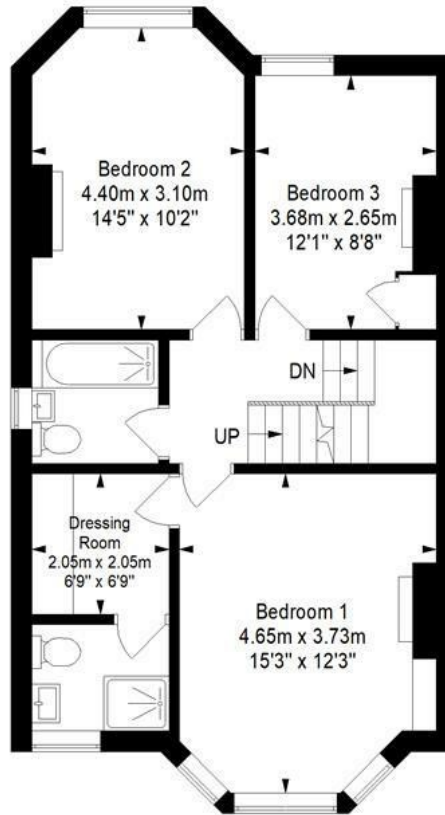
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Approximate Gross Internal Area = 182.8 sq m/ 1967.7 sq ft
 (Excludes Eaves)
 Eaves Area = 17.6 sq m/ 189.5 sq ft
 Total Area = 200.4 sq m/ 2157.2 sq ft

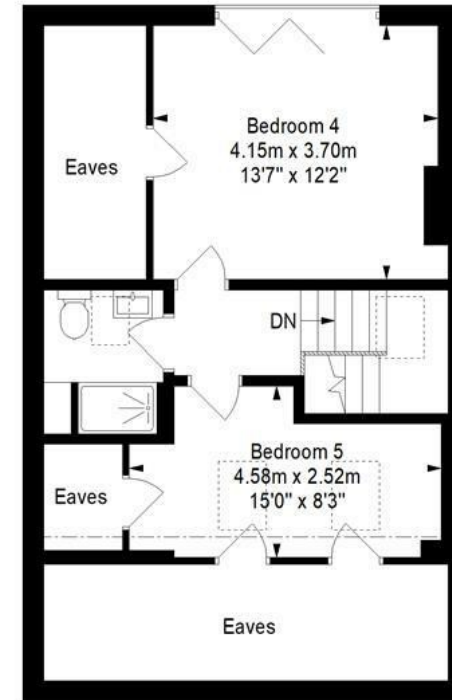
= Reduced headroom below 1.5m / 5'0"



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) A			
(81-91) B			73
(69-80) C			
(55-68) D		55	
(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		36	41
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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