



MAGGS  
& ALLEN

15 MAPLE ROAD  
BISHOPSTON, BRISTOL, BS7 8RD  
Price Guide £535,000



An immaculately presented three-bedroom family home, located in a tremendous location backing onto the open green space of Horfield Common. Decorated tastefully throughout with modern tones complementing ornate period features and boasting a well-sized garden.

## Property Details

Entering in from a pretty front courtyard space, the ground floor comprises: vestibule leading to hallway with exposed floorboards, light and bright bay-windowed front reception room with exposed floorboards, feature fireplace, cornicing, ornate ceiling rose and wrought iron radiator. A kitchen/diner which makes good use of the space available and is fitted with a range of modern base and wall-mounted units, and gas hob. At the rear of the property is a modern, smartly presented bathroom which is fitted with a three-piece suite including shower-over-bath, WC and hand wash basin with contemporary metro tiling and underfloor heating.

Externally, there is a north-west facing garden which is mainly lawned, but also features a courtyard area and, at the rear, a raised decking area. This is a beautiful space which benefits from a sunny aspect through much of the afternoon. Given the size of the garden, there is the obvious potential to extend the property whilst retaining a plentiful outside space.

Ascending to the first floor via a central staircase, you will be greeted by a wide landing from which is access to the three bedrooms - an impressive bay-windowed master bedroom spanning the width of the property and with built in storage, the second bedroom which is a double, and finally the third bedroom which is a well-sized room (larger than most third bedrooms) with views of the garden and Horfield Common and currently used as a study.

An excellent offering, whereby an early viewing is highly recommended. Call Maggs & Allen today for further details.

## Location

This is one of Bristol's best-known and popular areas, and it really is no surprise why. The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

The property is situated on close to the open green space of Horfield Common, and within easy reach of the popular and vibrant Gloucester Road with its independent shops, cafes, restaurants, bars and other local amenities. Bristol County Ground is also within close proximity as well as the open green space of St Andrews Park. There are frequent bus services to the City Centre and easy access to the M4/M5 motorway networks and direct access by public transport to both Bristol Temple Meads and Bristol Parkway railway stations.

## Schools

Ashley Down Primary School - Distance: 0.2 miles

Bishop Road Primary - Distance: 0.39 miles

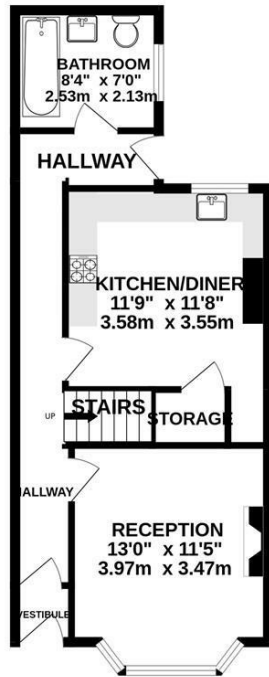
Henleaze Junior School - Distance: 0.67 miles

Fairfield High School - Distance: 0.92 miles

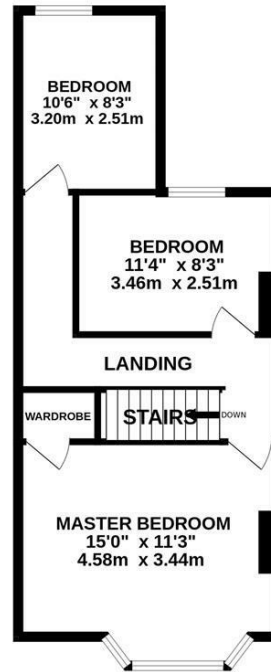
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



**GROUND FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.



**1ST FLOOR**  
479 sq.ft. (44.5 sq.m.) approx.



**TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- An immaculately presented Victorian terraced home
- Located in the desirable Bishopston, in close proximity to Gloucester Road and Horfield Common
- Three well-sized bedrooms including an impressive bay-windowed master with built-in storage
- An array of period features, coupled with contemporary decor
- A north-west facing, comfortably sized garden with seating area to rear
- Offering scope to extend, and convert the loft space
- Modern kitchen and bathroom
- A handsome residence with exposed brick and refurbished sandstone exterior

**Guide Price:** £535,000

**Tenure:** Leasehold

**Council Tax Band:** B

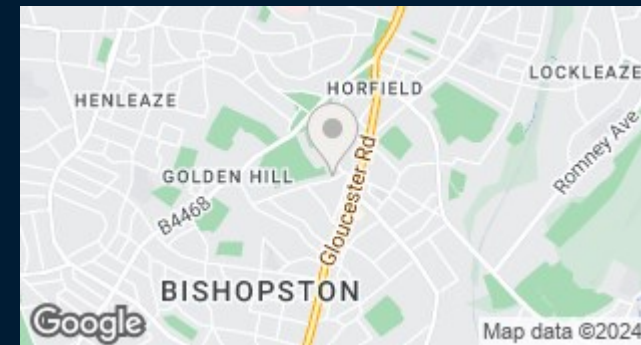
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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