



MAGGS
& ALLEN

16 BERKELEY AVENUE
BISHOPSTON, BRISTOL, BS7 8HH
£515,000

Located on a quiet cul-de-sac within the catchment area of both Bishop Road Primary and Redland Green School, comes this gorgeous two-bedroom, two reception room late-Victorian end-terrace.

Vendor's Comments

"The house is in a lovely cul-de-sac with amazing neighbours. It's a lovely house which I have thoroughly enjoyed living in, whether it's cosy winter evenings spent in the living room with logs burning in the wood burner, or dinner parties with friends, or summer days and evenings sitting in the lovely garden. I will miss the house, but I need somewhere bigger now that my kids are teenagers. The house is just up the hill from the amazing Gloucester Road, the longest road of independent shops in Europe, with great coffee shops, restaurants, bakeries, butchers, and greengrocers. Plus, the wonderful Grace pub with its fabulous Sunday lunch, or to pop in for a cheeky pint."

Ground Floor

Approached via block paved pathway leading to the original front door; the ground floor features a welcoming entrance hall with stripped wooden floors, leading to a living room on the right and original staircase with under-stairs storage.

The living room retains an array of period details including bay window, original coving, ceiling rose, picture rails, stripped wood floors, a period radiator, and a more recently fitted log burner. The adjacent reception room mirrors this style with coving, picture rails, stripped floors, and a cast iron fireplace, plus French doors to the garden.

The kitchen, located at the rear of the property, offers shaker-style units with oak worktops, integrated appliances (oven, gas hob, dishwasher), and space for a fridge/freezer. A window overlooks what is a pretty, well-maintained garden.

First Floor

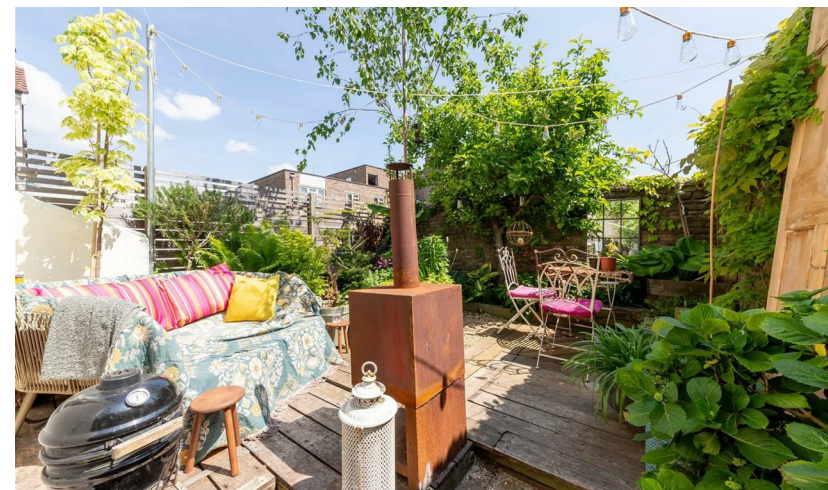
The first floor comprises a modern bathroom and two double bedrooms.

The bathroom features a pedestal basin, heated towel rail, and a shower over bath with tiled wall. Stripped wooden floors to the landing lead to the second bedroom - also a double - which has picture rails, sash window and in-built storage.

The master bedroom, at the front, is a spacious room with period details including coving, a ceiling rose, picture rails, a fireplace, exposed floorboards, and a period radiator beneath twin sash windows overlooking quiet Berkeley Avenue.

Externally

Accessible via both the kitchen and dining room opening onto a tessellated side return, steps lead in turn to the rear garden - a pretty, low-maintenance space.



Schools

St Bonaventure's Catholic Primary School - Distance: 0.14 miles

Bishop Road Primary School - Distance: 0.25 miles

Redland Green School - Distance: 0.4 miles

Location

Bishopston 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.

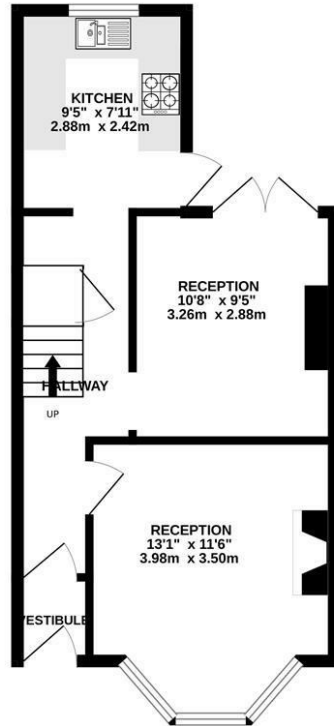
One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

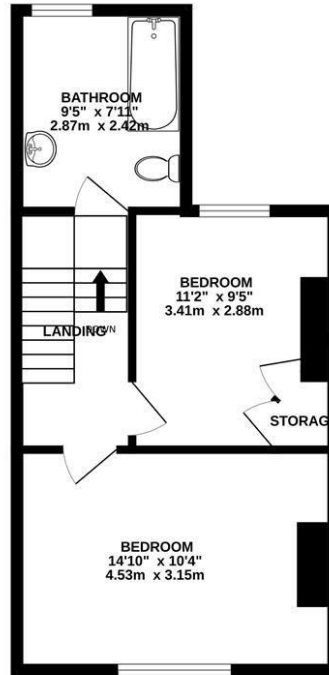
For families, Bishopston offers excellent schools such as Bishop Road Primary.



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.
Made with Metropix C2005



- A beautifully presented two-bedroom end-terrace
- Quiet cul-de-sac location in a sought-after area
- Retaining an array of ornate original features throughout
- Two reception rooms and separate kitchen
- Lovely, private rear garden
- Bishop Road School and Redland Green School APR
- Master bedroom spanning the width of the property

Guide Price: £515,000

Tenure: Freehold

Council Tax Band: C

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.

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