

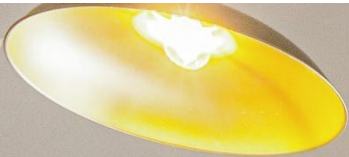


4a Elton Road, Bishopston

Guide Price £765,000

RICHARD  
HARDING

ELTON RD BRISTOL BS7



# 4a Elton Road, Bishopston, Bristol, BS7 8DA

RICHARD  
HARDING

A handsome and well-presented, 3 bedroom, 2 bath/shower room, end of terrace Victorian period family home, having bay fronted drawing room, semi open-plan kitchen/breakfast/dining room, off-street parking and south-west facing rear garden with large garden store/workshop, located within 550 metres of Redland Green Secondary School.

## Key Features

- Just a short walk to the Gloucester Road with its array of amenities, open green spaces of St Andrew's park and Redland Green park, the city centre, Whiteladies Road and the Downs.
- Of particular note, there is a south-west facing town garden, off street parking and very stylish interior, blending character detail with some high quality modern additions.
- On the ground floor, a welcoming entrance hall opens into the semi open-plan kitchen/breakfast room and useful separate wc. The former providing a lovely kitchen family entertaining space with shaker style units, quartz worktops, integrated appliances and in part with vaulted ceiling having skylight windows and double doors which open to the garden. At the front of the house there is an impressive drawing room (17ft x 15ft) with wide bay window, high ceilings and wood burning stove set into period fireplace plus base level cabinets and shelving.
- Upstairs on the first floor, there are two bedrooms, the larger of the two makes up the full width of the property and incorporates three windows to the front elevation. A well-appointed family bathroom with stylish tiling and quality fixtures completes this level. The second floor is made up of a generous master bedroom with great views, a further shower room and lots of useful storage.
- Outside there is off-street parking and high hedge border. To the rear is a secluded garden area with raised beds and seated decking area to enjoy the sun trap south-westerly facing orientation. Also to the rear is a useful garden store/workshop space, ideal for many potential uses. Further benefits include double glazing and gas central heating.





## GROUND FLOOR

**APPROACH:** a paved pathway leads alongside the side of the house to the front entrance with wall mounted external lantern light. Wood panelled front door with brass door furniture and stained glass fanlight opening to:-

**ENTRANCE HALL:** tiled flooring, tall moulded skirtings, inset ceiling downlights, main switchboard control cupboard. Solid oak panelled doors with stainless steel door furniture and moulded architraves opening to:-

**SEPARATE WC:** low level dual flush wc, wash hand basin with mixer tap and tiled splashback, tiled flooring, tall moulded skirtings, obscure glazed window to the rear elevation, inset ceiling downlights, extractor fan.

**SEMI OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM: (22'3" x 14'10") (6.78m x 4.52m)** a stylish semi open-plan kitchen family entertaining space loosely divided as follows:-

**Dining Area:** tiled flooring, elegant turning staircase ascending to the first floor with handrail and spindles, tall moulded skirtings, radiator, ceiling light point. Oak panelled door with stainless steel door furniture opening to the drawing room. Wide wall opening through to:-

**Kitchen/Breakfast Area:** comprehensively fitted with an array of shaker style base and eye level units with brass door furniture combining drawers and cabinets. Slimline quartz worktop surfaces incorporating breakfast bar with matching upstands and pelmet lighting. Undermount 1 ½ bowl ceramic sink with swan neck mixer tap over. Integral appliances including 5-ring gas hob with stainless steel extractor hood over, eye level double oven and dishwasher. High sloping ceiling with inset ceiling downlights and Velux windows to either side. Tiled flooring, window to the side elevation, fitted bookshelf. Upvc double glazed double doors overlooking and opening externally to the rear garden.

**SITTING ROOM: (17'8" x 15'5") (5.38m x 4.70m)** virtually full width bay window to the front elevation comprising 4 double glazed windows with full height plantation style shutters. Central period fireplace with decorative tiled slips, slate hearth and an ornately carved Carrara mantelpiece. Engineered oak flooring, moulded skirtings, coved ceiling, a pair of double opening base level cabinets and floating bookshelves above, radiator & a ceiling light point.

## FIRST FLOOR

**LANDING:** moulded skirtings, ceiling light point, turning staircase ascending to the second floor. Panelled doors with moulded architraves and stainless steel door furniture opening to:-

**BEDROOM 1: (15'0" x 14'0") (4.57m x 4.27m)** three sash appearance windows to the front elevation with full height plantation style shutters, twin double opening built in wardrobes with cupboards above, moulded skirtings, radiator, coved ceiling, ceiling light point.

**BEDROOM 3: (9'8" x 8'2") (2.95m x 2.49m)** double glazed window to the rear elevation, moulded skirtings, radiator, floating book shelving, ceiling light point.

**FAMILY BATHROOM/WC: (11'5" x 4'8") (3.48m x 1.42m)** panelled bath with mixer tap, shower screen, wall mounted shower unit, handheld shower attachment and an overhead waterfall style shower. Wash hand basin set into washstand with mixer tap plus double opening cupboard below. Low level dual flush wc with concealed cistern. Tiled flooring, obscure glazed window to the rear elevation, moulded skirtings. Heated towel rail/radiator, inset ceiling downlights and extractor fan.

## SECOND FLOOR

**LANDING:** moulded skirtings and inset ceiling downlights. Oak panelled door with moulded architraves and stainless steel door furniture, opening to:-

**BEDROOM 2: (14'3" x 13'5") (4.34m x 4.09m)** dormer style window to the rear elevation with rooftop views, moulded skirtings, radiator, part canopied ceiling with inset ceiling downlights. Oak panelled door with moulded architraves and stainless steel door furniture, opening to:-

**En-Suite Shower Room: (11'5" x 4'3") (3.48m x 1.30m)** shower cubicle with shower screen, wall mounted electric shower and handheld shower attachment. Pedestal wash hand basin with mixer tap. Low level dual flush wc. Travertine tiled flooring and majority tiled walls, high sloping ceiling, with Velux window and fitted blind to the front elevation, heated towel rail/radiator, inset ceiling downlights and extractor fan.





## OUTSIDE

**OFF-STREET PARKING:** immediately in front of the house is a stone-chipped off-street parking space for one car with dwarf stone wall along the front boundary and a mature hedge.

**REAR GARDEN:** (23'10" x 15'4") (7.26m x 4.67m) a sunny south-westerly orientation and level. Predominantly laid to lawn with paved pathway and paved sitting out area to one side with space for garden furniture. Strip wood fencing to one side of the garden with shrub border and further railway sleeper border with mature shrubs. At the tail end of the garden there is a further sitting out area with access to:-

**GARDEN STORE:** (13'1" x 9'7") (3.99m x 2.92m) a useful wooden store with light and power connected.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D

**PLEASE NOTE:**

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



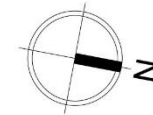


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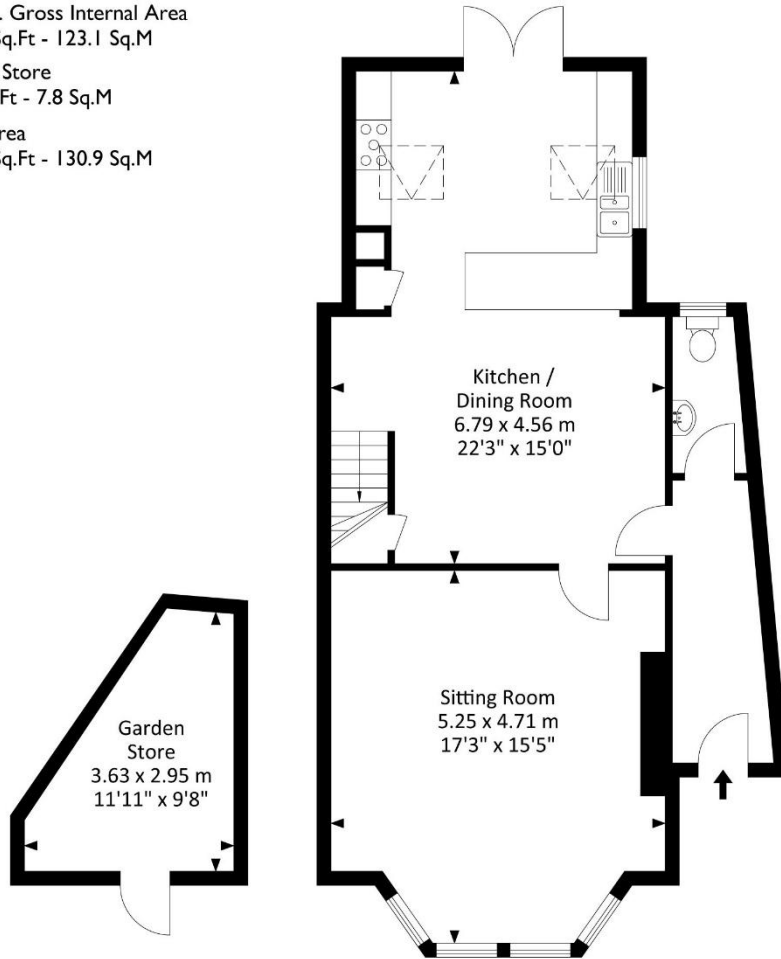
Approx. Gross Internal Area  
1325.3 Sq.Ft - 123.1 Sq.M

Garden Store  
83.9 Sq.Ft - 7.8 Sq.M

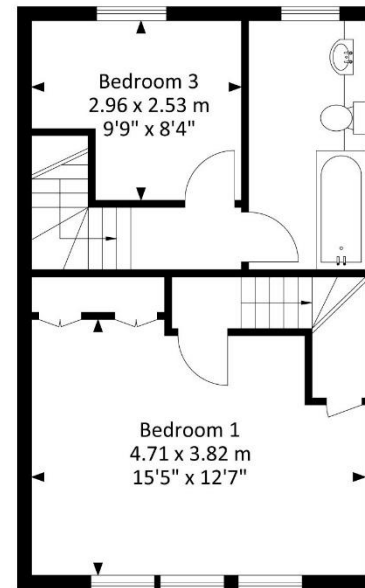
Total Area  
1409.2 Sq.Ft - 130.9 Sq.M



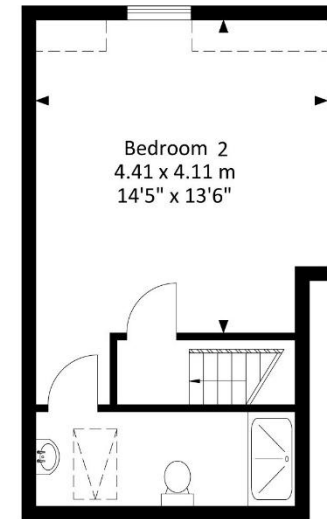
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.