



£650,000

241 Gloucester Road, Bishopston, Bristol, BS7 8NX

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## 241 Gloucester Road Bishopston, Bristol, BS7 8NX

A substantial and beautifully presented end of terrace Victorian family home situated in an elevated position within the heart of Bishopston. The property has plenty to offer and includes three double bedrooms, a separate study, a light and bright open-plan kitchen/diner, living room with bay window, downstairs utility and w/c, a garden room and a south-east facing rear garden.

Ground floor accommodation comprises; main vestibule entrance and porch leading into the hallway with beautiful original plasterwork. At the front of the property is the living room/lead reception room complete with a bay window with timber-framed sashes. Further features include a stripped wooden floor, picture rail, cornice, ceiling rose and a cast-iron fireplace with period surround.

The second reception room is currently used as a dining room and benefits from a striking colour scheme with contrasting bespoke book shelves, an open fireplace with exposed brickwork and a rustic timber surround. An archway leads through into a light and bright kitchen/diner which incorporates a central island/breakfast bar. The kitchen has been fitted with a range of shaker style base units, with solid wood work surfaces, open shelving and metro style tiled splash-backs. Recessed spotlights, and a geometric tiled floor compliments the overall look. There is also plenty of space for a sofa or dining table if required. Located beyond the kitchen is a useful separate utility room offering ample extra storage and a downstairs w/c. At the rear of the ground floor is a garden room with bi-folding doors providing a seamless connection to the sunny rear garden.

A staircase leads up to the first floor to two double bedrooms, a separate study and a spacious family bathroom.



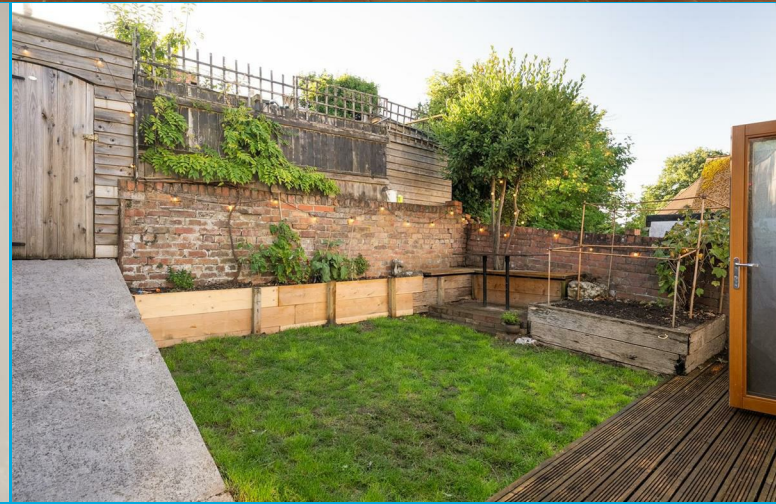
Bedroom one is located at the front of the house and benefits from panoramic roof-top views over Bishopston and beyond. Next door, is a separate study offering with a double glazed window facing the side aspect. Bedroom two is also a well-proportioned double and has an array of period detailing including a cast-iron fireplace, a stripped wooden floor and a sash window that overlooks the rear garden. Completing this floor is a spacious and smartly finished family bathroom with a modern white suite, roll-top bathtub, a separate walk-in shower, a period fireplace, column style radiator, and a tiled floor.

On the top floor is another light and bright double bedroom with Velux window to the rear aspect allowing for plenty of natural light. There is also ample built-in storage within the eaves.

Externally, the property benefits from side access to the rear garden and possesses the classic Victorian facade with paved pathway and low rubble stone wall with neatly shrubs, whilst the rear garden has a south-east facing aspect and is presented in three sections consisting of a decked patio with a lawned area beyond which in turn is bordered by raised planted beds. A further seating area is located at the back of the garden and a wooden gate provides useful rear access onto Wesley Road and Brynland Avenue for parking.


Gloucester Road is an inspiring and quality property that offers many practical features for modern family living and is within just a stone's throw to all of the local bars, restaurants and shops located on Gloucester Road. The property is also ideally located within the catchment to the highly regarded Bishop Road and St Bonaventure's Primary Schools.

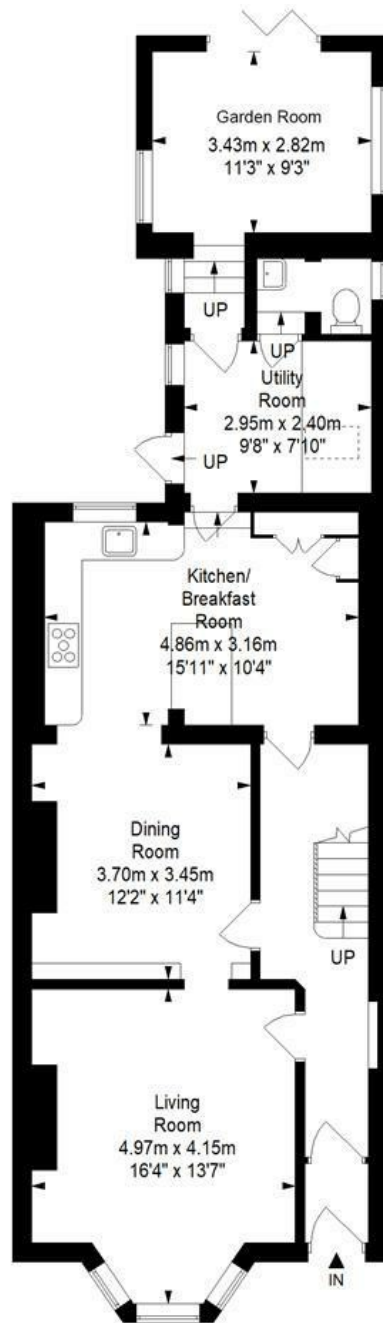




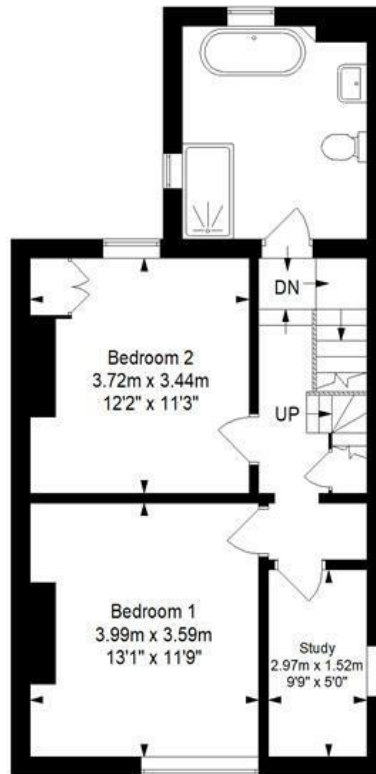
# Gloucester Road, Bishopston, Bristol, BS7 8NX

Approximate Gross Internal Area = 150.5 sq m/ 1620.0 sq ft  
(Excludes Reduced Headroom Area)  
Reduced Headroom Area = 3.6 sq m/ 38.8 sq ft  
Total Area = 154.1 sq m/ 1658.8 sq ft

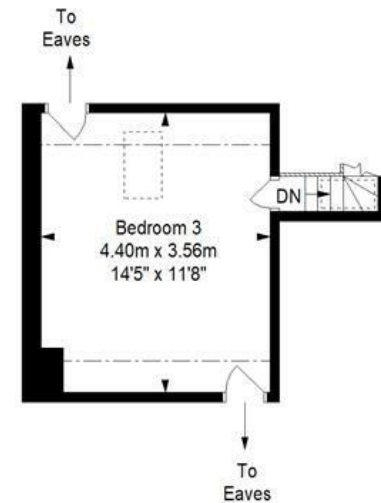
 = Reduced headroom below 1.5m / 5'0"



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		



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