



£525,000

5 Clevedon Road, Bishopston, Bristol, BS7 8PT

2 The Promenade, Bristol, BS7 8AL

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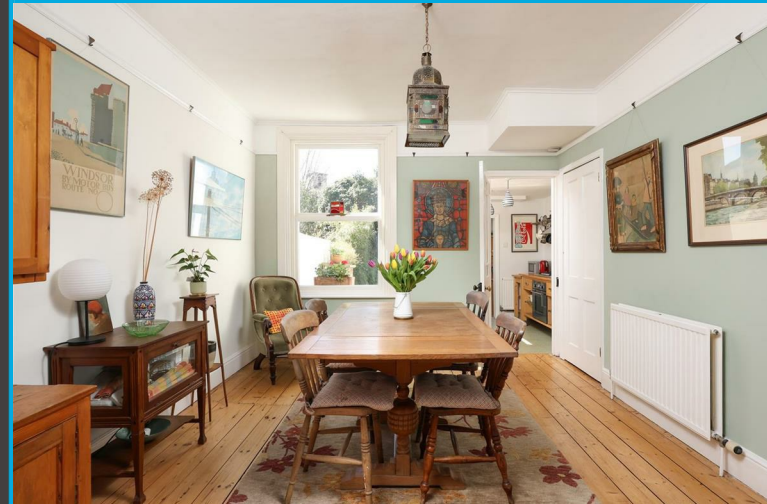
## 5 Clevedon Road Bishopston, Bristol, BS7 8PT

A charming and characterful three double bedroom period home tucked away on a quiet road within the heart of Bishopston.

The property has been lovingly maintained by its current owners and has plenty to offer including, three bedrooms, open plan receptions, a garden room and a mature sunny south-west facing rear garden.

Ground floor accommodation comprises; Main entrance and porch that lead into the hallway with a stripped wood floors and a storage area incorporated underneath the stairs. The ground floor accommodation consists of two open plan reception rooms both with stripped wooden floor. The front room and lead reception features a bay window complete with UPVC double glazing, a ceiling cornice and fireplace. The rear of the two reception rooms has plenty of space for a large dining table, whilst a double glazed window provides plenty of natural light and a pleasant view to the side garden. At the rear of the ground floor the kitchen, fitted with a range of hand-built wall and base units with contrasting solid wood work-tops. Beyond the kitchen is a light and bright garden room benefitting from a double glazed door as that provide a seamless connection to the beautifully maintained rear garden. There is a downstairs W/C that completes the ground floor accommodation.

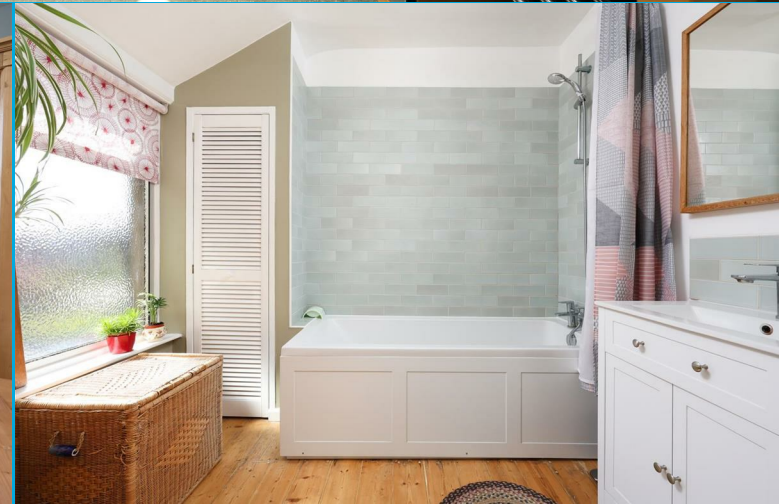
A staircase leads up to the first floor to two double bedrooms and a family bathroom. Bedroom one is located at the front of the property and spans the full width of the house with built-in wardrobes. Next door bedroom two is currently being used as a home office and has a green and leafy outlook over the garden. Completing this floor is a spacious family bathroom with a bath and shower over, W/C, wash hand basin while there is a cupboard housing the combination



boiler. Stairs lead to a converted double bedroom, with skylight windows to front and rear and eaves storage.

Externally, the front of the property bares a classic Victorian facade, whilst the mature rear garden is a delight to behold. Presented in three sections consisting of a paved patio/seating area with a laid lawn beyond that winds down through an array of mature trees, plants and shrubs to the rear of the garden where there is a further, more secluded seating area featuring raised timber beds, a pond and a rubble stone wall that serves to create a tranquil oasis in the middle of the city.

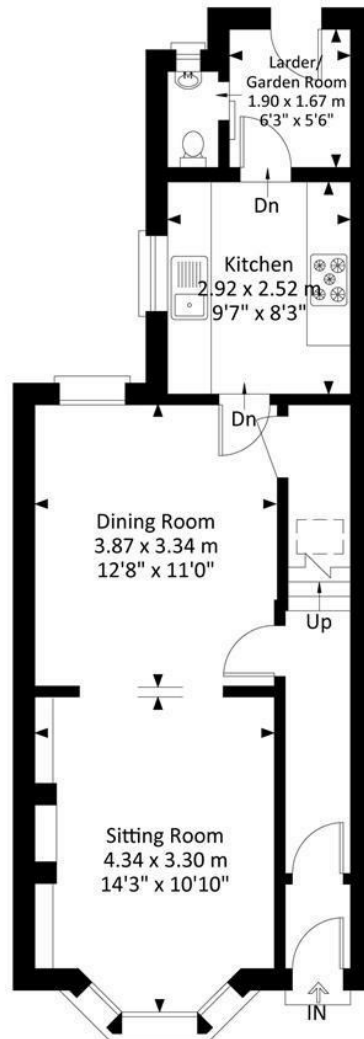
5 Clevedon Road is a lovely home packed full of original period character. The property is conveniently located within easy access to all of the local amenities along the Gloucester Road and further benefits from being within catchment to Bishop Road and St Bonaventure's Primary schools as well as the Redland Green APR.



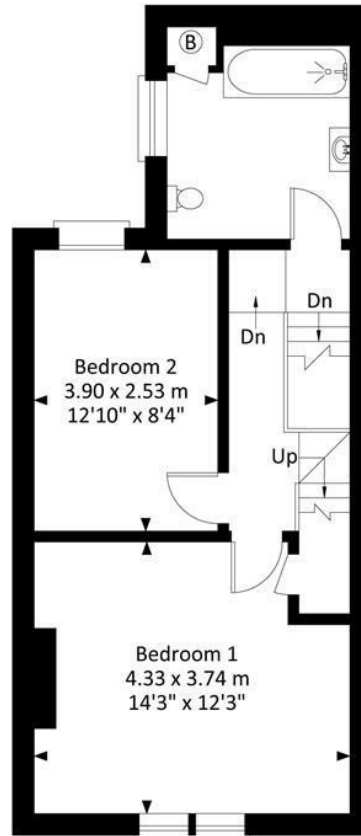


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Approximate Gross Internal Area = 108.14 sq m / 1164.0 sq ft  
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor

= Reduced Head Height

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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