

elephant 



£675,000

53 Longmead Avenue, Bishopston, Bristol, BS7 8QB

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

53 Longmead Avenue Bishopston, Bristol, BS7 8QB

A stylish and contemporary Victorian end of terrace home situated on a popular road on the Bishopston/Horfield border. The property has been beautifully presented and has plenty to offer including three double bedrooms, a recently extended open plan kitchen/dining/family space, two reception rooms, downstairs w/c and a landscaped garden with useful side access.

The accommodation comprises: a vestibule entrance leading into the hallway with original period tiled floor and downstairs w/c incorporated underneath the staircase. The ground floor accommodation consists of two open plan reception rooms with a stripped wooden floor throughout. The living room and lead reception is complete with a double glazed bay window with further features including cornice, picture rail and an original cast-iron fireplace with marble surround. An archway leads through to the rear of the two reception rooms which is currently being utilised as a home office, whilst Crittal style doors lead through into the recently extended kitchen.

At the rear of the floor is an impressive kitchen/diner which is simply perfect for families and socialising. The kitchen has been tastefully finished using a range of striking midnight blue base units with contrasting quartz work-tops and matt-black fittings. An oak herringbone floor, double butler's sink and recessed spotlights complete the overall look. Finally, a set of big-folding doors allow for plenty of natural light and offer a seamless connection to the rear garden.

On the first floor are three double bedrooms and a family bathroom. Bedroom one is located at the front and spans the entire width of the property. Features include a bold colour scheme, column radiator and a bay window that overlooks neighbouring houses on Longmead Avenue. Bedrooms two and three are both



well-proportioned doubles and share the same green and leafy outlook over the rear garden.

Completing this floor is a family bathroom with modern white suite with stainless steel fittings, floor to ceiling tiled splash-backs and a vinyl floor. The property also offers plenty of scope to extend the current footprint into the loft subject to the usual consent.

53 Longmead Avenue is a lovely home that offers many practical features for modern family living. Situated within easy walking access to all of the independent cafe's and shops located on Gloucester Road as well as falling within catchment to the highly regarded Bishop Road and St Bonaventures Primary schools. The property is also just a 5-10 minute walk from the open green space of Horfield Common and the Ardagh community cafe.

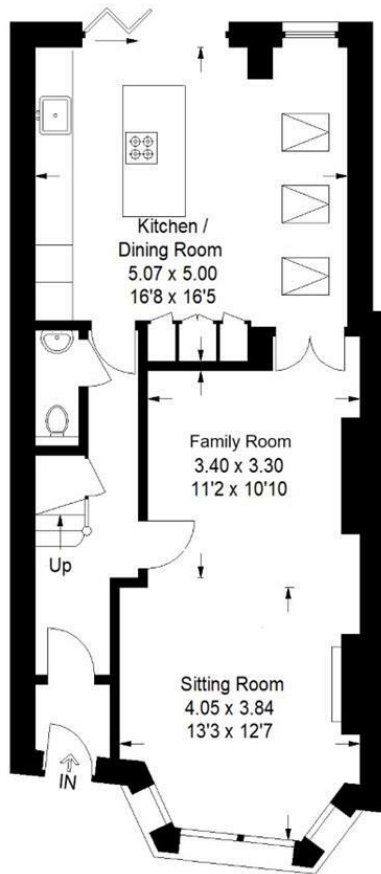




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Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft

Ground Floor



First Floor

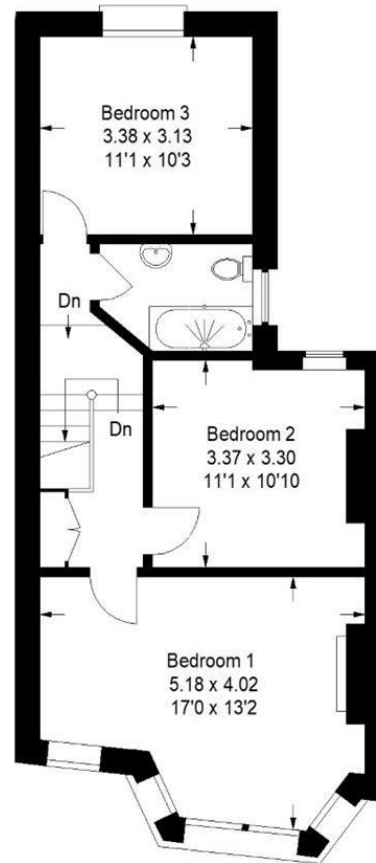


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID967606)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk