

24 Maple Road, Horfield, Bristol, BS7 8RH

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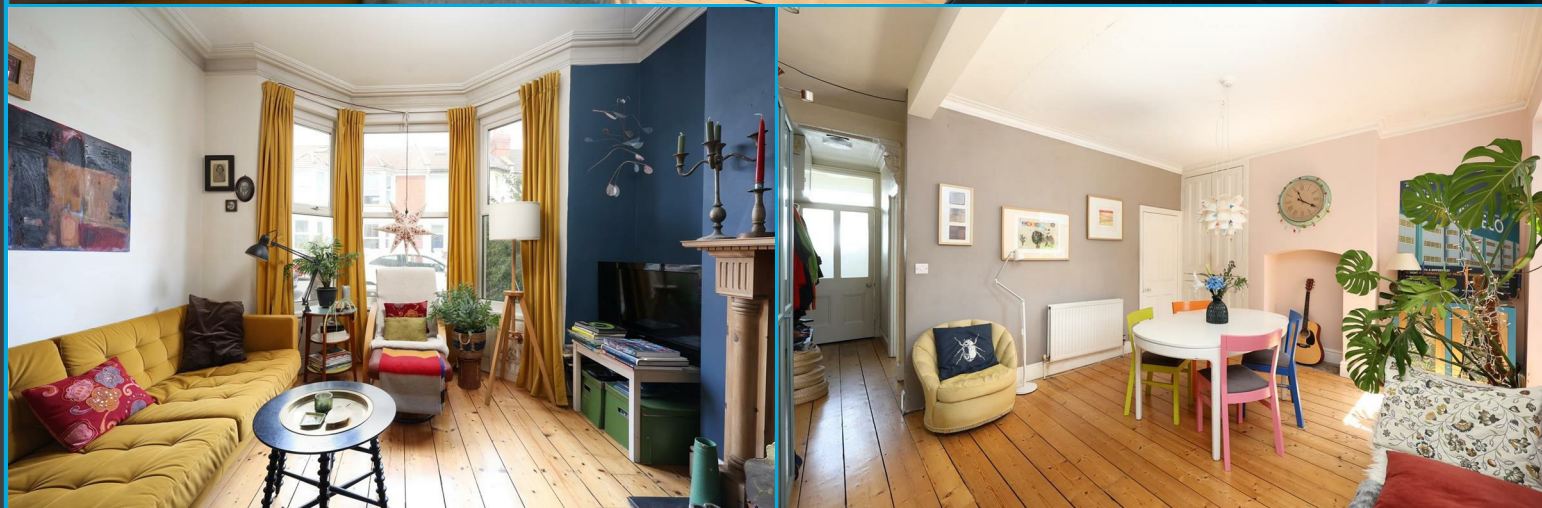
24 Maple Road Horfield, Bristol, BS7 8RH

A spacious three-bedroom Victorian home within close proximity to Gloucester Road and the various amenities within Horfield Common, including tennis courts and the recently renovated Ardagh Centre, with its popular cafe.

The ground-floor accommodation comprises an entrance vestibule with an original panelled door leading to a hallway with stripped wooden floorboards, a door to the sitting room, stairs rising to the first floor, and an opening to the dining room. The sitting room retains a cast-iron period fireplace, cornice, double-glazed bay windows to the front, and stripped wooden floorboards. At the rear, the dining room spans the entire width of the property and features original built-in storage cupboards, a large understairs storage cupboard, stripped wooden floorboards, and glazed double doors that lead onto the rear garden. The kitchen is located beyond the dining room and features a range of base units with shelving above, an integrated gas hob and electric oven, space for freestanding appliances, and a door to a lobby with access to the rear garden. The downstairs bathroom comprises a panelled bath with a shower over and a WC.

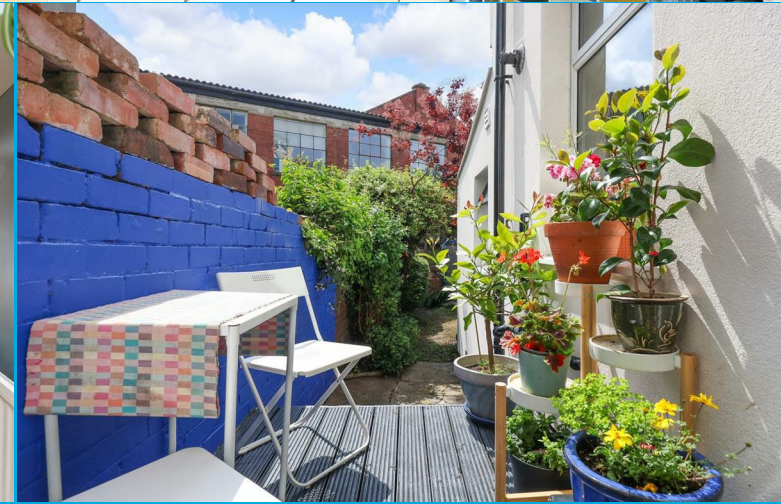
On the first floor, there are three bedrooms and a WC. At the front of the property is a large double bedroom spanning the entire width of the property. The bedroom is neatly decorated with double-glazed bay windows, cornice and an original fireplace. Across the landing, bedroom two has a double-glazed window overlooking the garden, stripped wooden floorboards and shelving. Further along the hall, a door leads to a WC and bedroom three at the rear.

There is scope to reconfigure and extend the property into the loft, subject to the relevant checks and permissions.



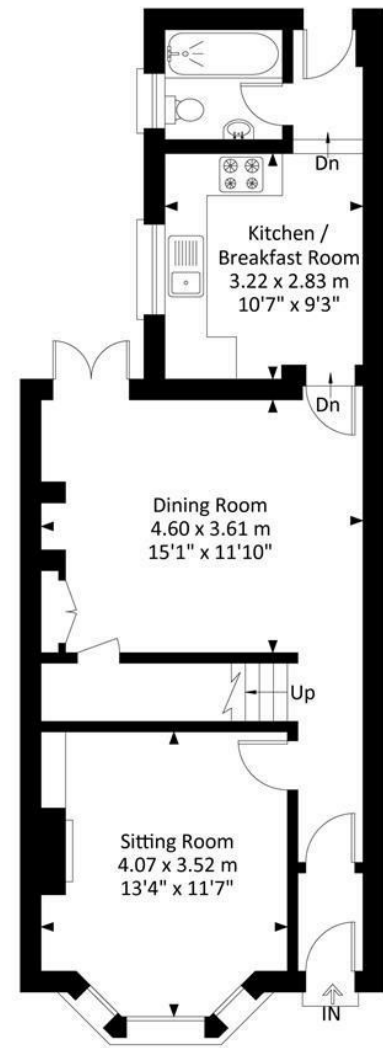
The established garden to the rear enjoys a sunny southerly aspect. An elevated, raised decked seating area is accessed via the double doors from the dining room and drops down to an additional paved seating area. The remainder of the garden is laid to lawn with a variety of mature trees and shrubbery to its borders, a wooden storage shed and gated pedestrian access at the rear.



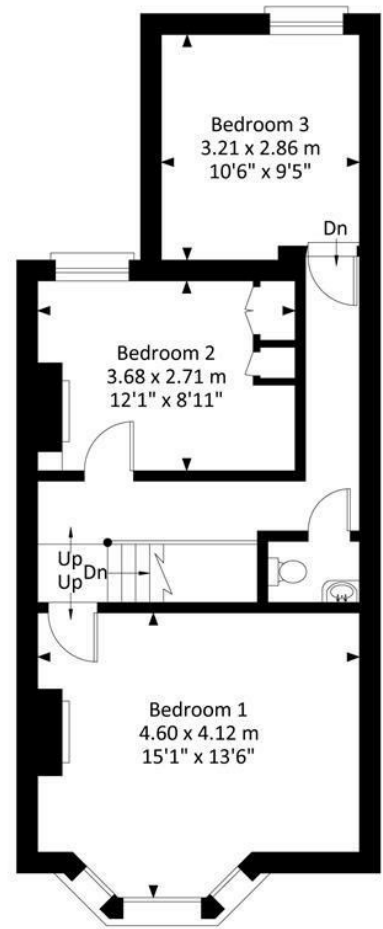


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Approximate Gross Internal Area = 102.49 sq m / 1103.19 sq ft



Ground Floor



First Floor

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		83
(69-80) C	65	
(55-68) D		
(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		



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