



£525,000

21 Raglan Road, Bishopston, Bristol, BS7 8EF

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21 Raglan Road Bishopston, Bristol, BS7 8EF

An attractive and charming Victorian mid-terrace house located on a popular road in Bishopston.

This well proportioned home has been lovingly cared for by the current owner for many years and has plenty to offer including two double bedrooms, an open-plan kitchen/diner, a separate living room with bay window, spacious bathroom and an established mature rear garden. The property further benefits from being offered with a complete onward chain.

Ground floor accommodation comprises; a main vestibule entrance and hallway with a stripped wooden floor and storage cupboard incorporated underneath the staircase. The living room is at the front of the property and features a bay window with the original timber-framed sashes, ceiling rose, ornate cornice and a period fireplace.

Next door is a light and bright second reception room complete with a built-in dresser, an original fireplace and a stripped wooden floor. Panel glazed French doors provide direct access out onto the rear garden. An archway leads through into the kitchen which has been fitted with a range of contemporary oak coloured wall and base units with contrasting work-tops and brushed



chrome fittings. At the end of the kitchen, a picture window overlooks the rear garden and a further door leads out on to the garden.

A staircase leads up to the first floor to two double bedrooms and a family bathroom. The principle bedroom is located at the front and spans the full width of the house. Features include a period fireplace, ceiling cornice and twin sash windows that provide a lovely outlook onto Raglan Road. Across the landing, bedroom two is another well-proportioned double and overlooks the rear garden. Completing the accommodation is a light and spacious family bathroom with a modern white suite with stainless steel fittings, tiled splash-back and a vinyl floor. The house also benefits from plenty of scope to convert the loft space subject to the usual consent.

Externally, the front of the property bares the classic rubble-stone facade with Bathstone accents, a period paved pathway and a solid wood front door with striking colour scheme, whilst at the rear is a delightful private courtyard garden which has been presented into sections consisting of a raised decked patio/seating area which steps down to a paved terrace. Raised planted beds with an array of mature trees and shrubs line the perimeter and provide a green and leafy backdrop to this lovely little oasis.

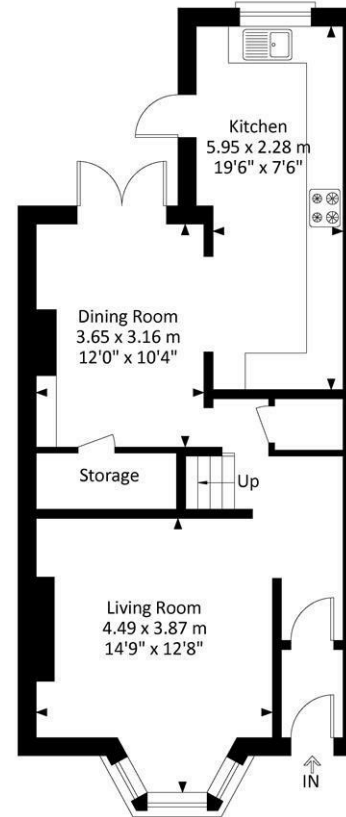
21 Raglan Road is a wonderful example of a period home that offers character and charm in abundance. The location is perfect to make the most of all Gloucester Road has to offer and falls within the APR for both Redland Green and Bishop Road schools.





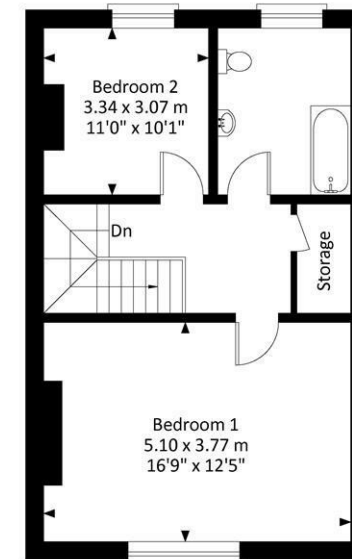
21 Raglan Road

Approximate Gross Internal Area = 93.72 sq m / 1008.79 sq ft



Ground Floor

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



First Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
	70		
	50		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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