



elephant 

£650,000

68 Seymour Road, Bishopston, Bristol, BS7 9HT

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Situated in a prime location just off of the Gloucester Road is this light and spacious Victorian family home. The property has been recently renovated to a high standard and key features include three double bedrooms, two large receptions rooms, a light and bright open plan kitchen/diner and a recently landscaped south facing rear garden. The property further benefits from being offered with no onward chain.

Accommodation on the ground floor comprises; Main vestibule entrance with original stained glass internal door leading into a bright hallway with a stripped wooden floor and a large storage cupboard incorporated underneath the staircase. The living room and lead reception is positioned at the front of the property and includes a large bay window complete with double glazed timber framed sashes, cornice and ceiling rose, picture rail and a cast-iron fireplace with period surround. Next door, the second reception room also benefits from a stripped wooden floor and period detailing, whilst a sash window provides plenty of natural light and looks out onto the rear garden.

At the back of the house is a light and bright open plan kitchen/diner that provides direct access out onto the rear garden via a set of French doors. The kitchen has been fitted with a range of contemporary shaker style units with contrasting solid wood work surfaces, a Belfast sink, metro style tiled splash-backs and open shelving. A range of integrated appliances and an oak coloured floor compliment the overall look. The dining area also has ample space for a large table and chairs.

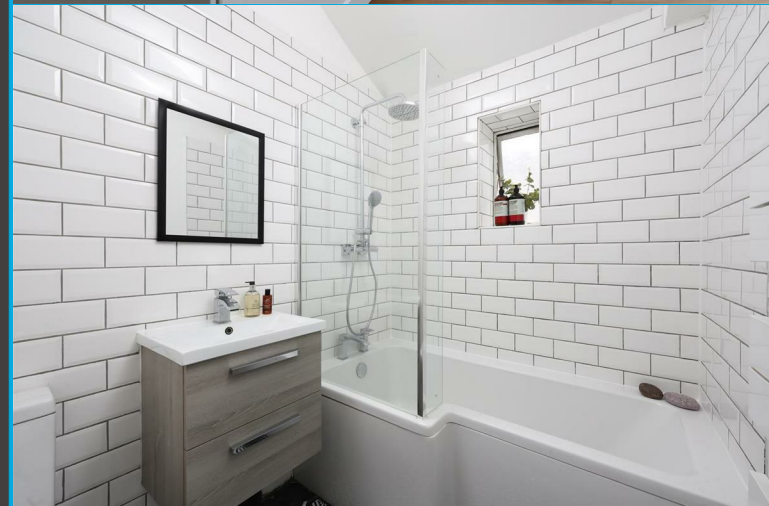
On the first floor there are three double bedrooms and a family bathroom. The master bedroom is located at the front of the property and spans the full width of the



house. Features include a bay window, cornice, column radiator and a beautiful cast-iron feature fireplace. Next door, bedroom two is also generous in size with another feature fireplace and picture rail. Finally, bedroom number three is located at the rear of the floor and overlooks the rear garden. Completing the accommodation is a smartly finished family bathroom with modern white three piece suite, floor to ceiling metro style tiled splash-backs and a wall-mounted vanity unit.

Externally to the front, the property possesses the classic rubble-stone facade with Bath stone accents, whilst the sunny south facing rear garden has been recently landscaped and is a real gem. Presented in two sections consisting of a low-maintenance paved patio/seating area that steps up to a raised planted bed featuring an array of mature plants and shrubs. Slatted fencing and exposed brick-built walls complete the look.

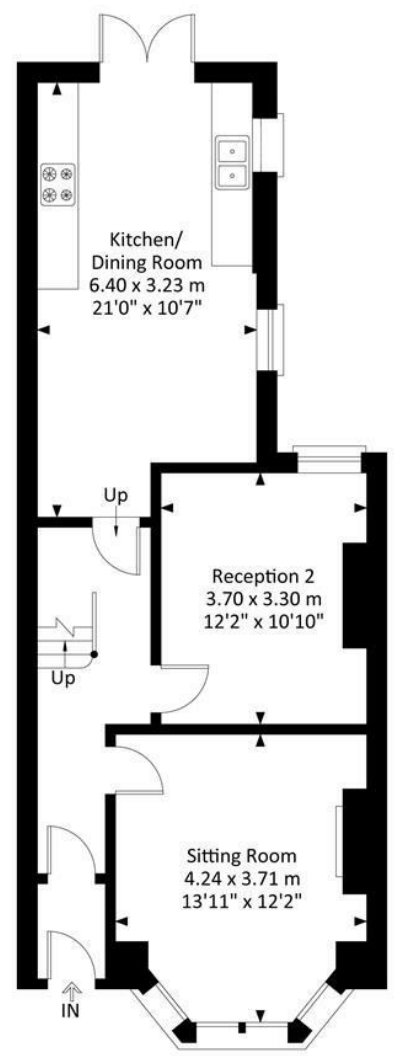
68 Seymour Road is an exceptional period property that offers many practical features with further scope to develop the current footprint into the loft space. The property is within easy, convenient access to all of the local amenities which include Gloucester Road, The County Cricket Ground and Boston Tea Party. The property also falls within the catchment area for Bishop Road and Brunel Field Primary Schools as well as Fairfield and Trinity Secondary schools.



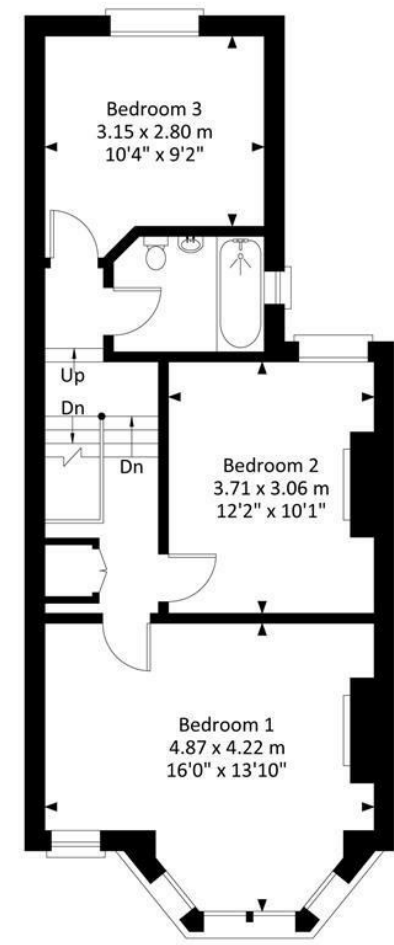


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Approximate Gross Internal Area = 107.57 sq m / 1157.87 sq ft



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		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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