



£750,000

72 Church Road, Horfield, Bristol, BS7 8SE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)



## 72 Church Road Horfield, Bristol, BS7 8SE

An imposing six-bedroom Victorian home within proximity to Gloucester Road and the various amenities within Horfield Common, including tennis courts and the recently renovated Ardagh Centre, with its popular cafe. Sold with no onward chain.

The property has been well maintained by the current owner, and the 1712sqft of internal accommodation comprises two reception rooms and a kitchen/diner on the ground floor and six bedrooms and two bathrooms on the upper floors.

The ground floor accommodation comprises a main entrance and vestibule with decorative cornice and stained glass windows leading into a hallway that provides access to all the ground floor rooms and a W/C under the stairs. At the front of the property, the sitting room basks in natural light and retains bay sash windows with stained glass lights over, a ceiling rose, decorative cornice, picture rail, and space for a wood-burning stove. The adjacent dining room is carpeted with coving and glazed double doors leading on to the rear garden.

The kitchen/diner at the rear has been





fitted with a range of wall and base units with an integrated electric hob, double oven, and space for freestanding appliances. The room feels light and bright with windows and glazed double doors onto the rear garden, and can comfortably accommodate a large dining table.

There are four bedrooms including a nursery/study and a bathroom on the first floor. All bedrooms are neatly decorated and carpeted, and bedrooms one and three have double-glazed windows. The bathroom comprises: a panelled bath with shower over, a wash hand basin, a w.c and tiled walls and flooring.

There are two additional bedrooms and a bathroom on the second floor. Bedroom four is flooded with natural light from the three sash windows overlooking the front, while bedroom five has a vaulted ceiling and double-glazed windows overlooking the playing fields at the rear. The second bathroom sits between both bedrooms and comprises a panelled bath, wash hand basin and w.c.

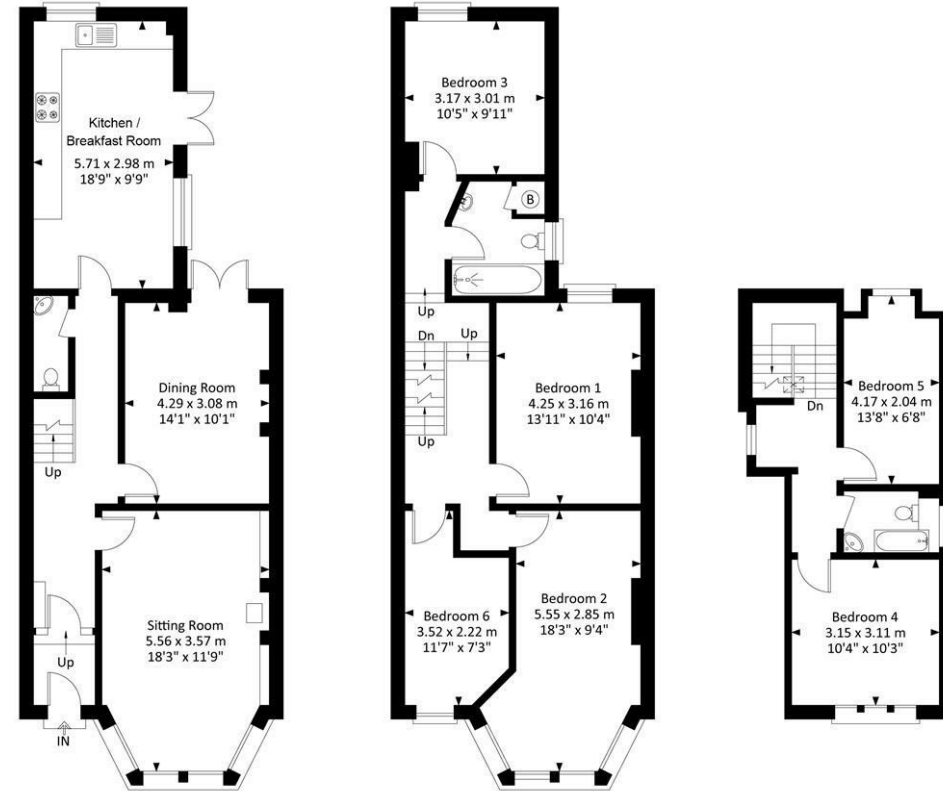
At the rear, the garden enjoys a sunny westerly aspect and has a paved patio area leading onto a lawn. A stepping stone path leads through the lawn to a wooden storage shed and a pedestrian access gate, which leads onto the nearby Milton Road. The garden is enclosed by a retaining brick wall with trellis over.





## 72 Church Road, Horfield, Bristol, BS7 8SE

Approximate Gross Internal Area = 159.09 sq m / 1712.43 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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 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		England & Wales EU Directive 2002/91/EC	

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.