

elephant 



£900,000

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23 Morley Square Bishopston, Bristol, BS7 9DW

An imposing five-bedroom semi-detached home facing Bishopston's only private square. The property is offered with no onward chain and provides an exciting renovation project for those seeking a versatile period home in a sought-after area.

An original tiled pathway leads up to the front door, with a lawn on one side and an original retaining stone wall on the other. Once inside, a glass-panelled door from the entrance vestibule opens into the hallway with doors to all ground-floor rooms and stairs rising to the first-floor accommodation. The classically proportioned sitting room, situated at the front, features a bay with original sash windows and stained glass leaded lights above, a ceiling rose, coving, a picture rail, and a gas fire. The adjacent study also has sash windows and stained glass leaded lights overlooking the front, coving, picture rail, and original cabinetry.

At the rear of the property, the second reception features a ceiling rose, coving, picture rail, gas fire and windows and a glass-panelled door leading onto the rear garden. A door leads to a family room/breakfast room, which has double-glazed windows overlooking the rear garden and an opening to the kitchen. The family room/breakfast room and reception two could be combined to create one larger kitchen/diner (subject to the relevant permissions and checks). The galley kitchen features a range of wall and base units, providing space for freestanding appliances, double-glazed windows, and a sliding glass-panelled door to a lobby with doors leading to a bathroom and the rear garden.

Stairs rise to the first floor to three double bedrooms and a family bathroom. An impressive principal bedroom extends the entire width of the property at the front with a combination of five original sash



windows with views over the square. Due to its width and window position, this room could easily be converted into two separate rooms, should an additional bedroom be required or an en-suite/dressing room be needed to complement the bedroom.

At the rear of the first floor are two adjacent double bedrooms; bedroom two features a tiled fireplace and a sash window to the rear, while bedroom three has dual-aspect double windows and an original cupboard. A bathroom sits centrally between the bedrooms and requires modernisation. Further stairs lead up to the fourth and fifth bedrooms at the top of the house. Bedroom four features an original dormer window offering the best views in the property, overlooking the treetops in Morley Square.

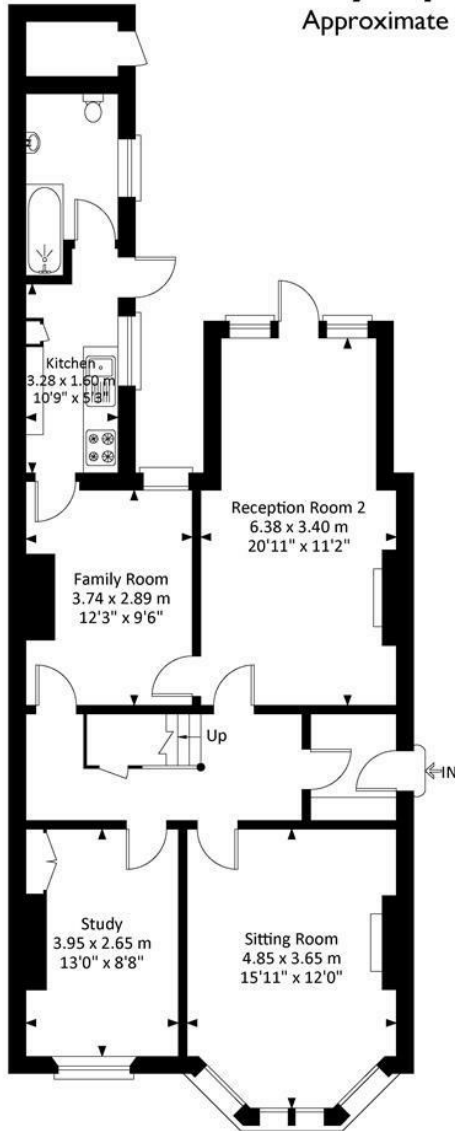
Externally, the property at the rear is primarily laid out as a lawn, with a patio area, a storage cupboard, and a low-level retaining brick wall, as well as gated side access that leads to the front. The property fronts a secluded, private square for use only by nearby residents. Surrounded by trees, the interior is a serene oasis removed from the buzz and hum of the city, with residents' gatherings and events held throughout the year. This is a high-calibre Bishopston home in a sought-after location.



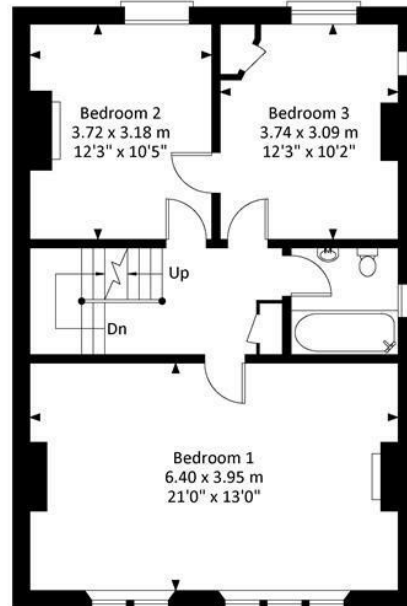


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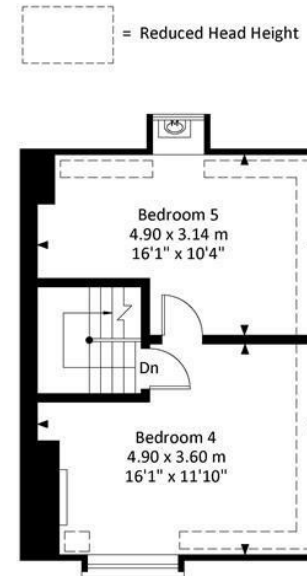
Approximate Gross Internal Area = 183.20 sq m / 1971.94 sq ft



Ground Floor



First Floor



Second Floor

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

= Reduced Head Height

Energy Efficiency Rating		
	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		
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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