



£400,000

Ground Floor Flat, 30 Claremont Avenue, Bishopston, Bristol, BS7 8JE

2 The Promenade, Bristol, BS7 8AL

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Offered with no onward chain is this elegant Edwardian hall floor flat with a private courtyard garden located on the tree-lined Claremont Avenue.

The accommodation comprises a main entrance with original stained glass front door leading into a spacious hallway with stripped wooden floor and storage area underneath the staircase. At the front of the property is a spacious living room with a high ceiling, ornate cornice, ceiling rose, a stripped wood floor, log burner, bay window with original sashes and a built-in window seat. Adjacent, the master bedroom has been tastefully decorated and features a picture rail, cornice, ceiling rose and twin sash windows providing a green and leafy outlook onto the rear garden.

The hallway continues through to the rear of the property and into a light and bright kitchen/diner which has been fitted with a range of contemporary shaker style wall and base units with a solid wood work top, stripped wood floor and a breakfast bar. There is also ample space for a dining table and chairs.

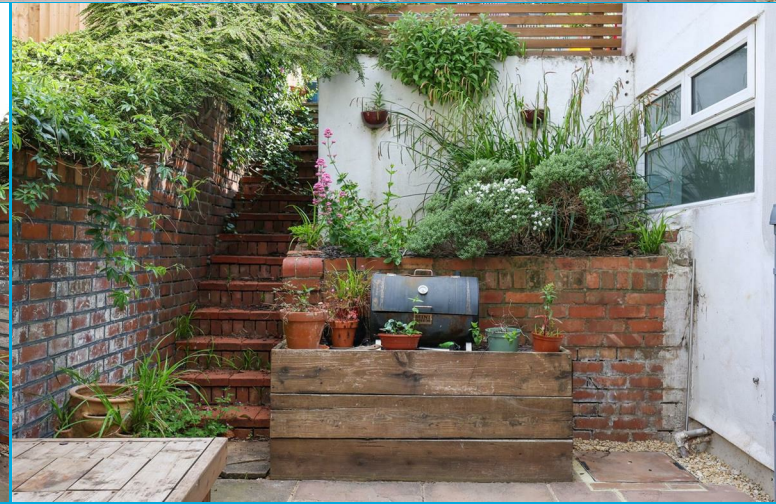
An archway leads through to a rear lobby providing access to the bathroom, second bedroom and garden. The bathroom is fitted with a modern white suite and metro brick style tiling, whilst bedroom two has a double glazed window looking out onto the rear garden. The private courtyard garden is the perfect outdoor seating area with a terracotta coloured paved patio and raised planted beds.

This lovely home is well presented throughout while retaining plenty of the original Edwardian Character. It is conveniently located on a quiet residential road on the Bishopston/Redland border and provides easy access to the amenities a short walk away on



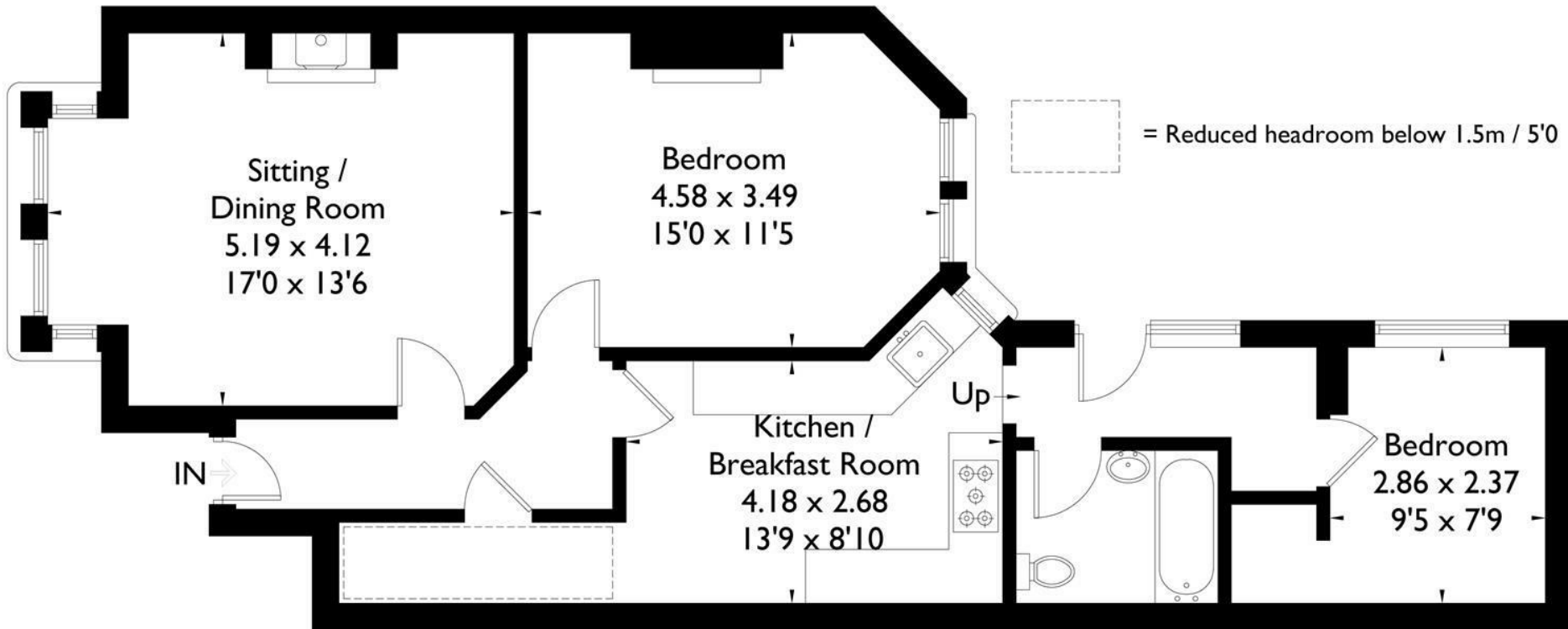
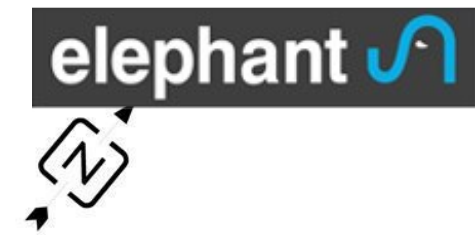
Gloucester Road as well as Redland Train Station and the City Centre being located just 1.2 miles away.





30 Claremont Avenue, Bristol, BS7 8JE

Approximate Gross Internal Area
74.8 sq m / 805 sq ft



Raised Ground Floor



FLOORPLANZ © 2018 0203 9056099 Ref: 215552

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(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	55	63
(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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