



£750,000

6 Monk Road, Bishopston, Bristol, BS7 8LE

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6 Monk Road Bishopston, Bristol, BS7 8LE

Spanning over three floors, a fantastic four bedroom Victorian home, located on a quiet residential road in the heart of Bishopston. The property is well-presented throughout and offers excellent views towards Gloucester County Cricket Ground.

Entering via a main vestibule entrance that then leads into a hallway with stripped wood floors, with access to all ground floors, stairs that lead to the first floor with a W/C and storage neatly tucked beneath. To the front, the living room featuring a large bay window benefitting double glazing, ceiling rose, cornice, picture rail and bespoke units and shelves within the chimney alcoves. Next door, the second reception benefits from bespoke fitted storage units in the alcove, a double glazed door that leads out onto the side garden. The hallway continues through to the rear of the ground floor and into a light and bright open plan kitchen/diner benefitting dual aspect windows. The kitchen has been fitted with a range of wall and base units with contrasting worktops over. The kitchen further benefits tiled splash-backs and space for appliances such as a double cooker, fridge/freezer, dishwasher and washing machine. A raised seating area divides the rooms, while benefitting a lovely social hub of the house.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom two is located at the front of the property and that spans the full width of the house. Three double glazed windows allow for plenty of natural light and provide a green and leafy outlook onto neighbouring houses on Monk Road. In the middle of the floor, bedroom three is also another double bedroom with a double glazed window overlooking the side garden. The fourth bedroom is at the back and overlooks the rear garden and adjacent is a four piece family bathroom benefitting a shower cubicle, separate bath, wash hand basin and W/C



At the top of the house is an impressive principle bedroom with incredible far-reaching views across Bishopston and beyond. The bedroom spans the full width and depth, making most of the space, also offering plenty of extra storage from the built in wardrobes and eaves storage.

Externally, the front garden is low maintenance with paving enclosed by a wall. Whilst to the rear, the garden is a real gem and is presented in three sections, beyond the side door of the kitchen there is a paved area, ideal for al-fresco dining. Beyond is a lawn area, enclosed by mature flower beds and shrubs, while a path leads to a second paved area to the rear, perfect to enjoy the last rays of the summer sun.

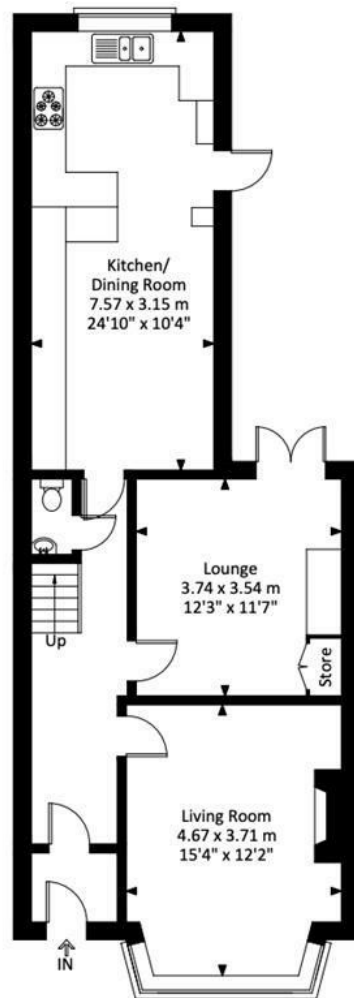
6 Monk Road is a well-presented property, possessing many practical features for modern family living and is within easy, convenient access to all of the local amenities along the Gloucester Road. The property further benefits from being within catchment to Bishop Road and St Bonaventure's Primary schools as well as the Redland Green APR.



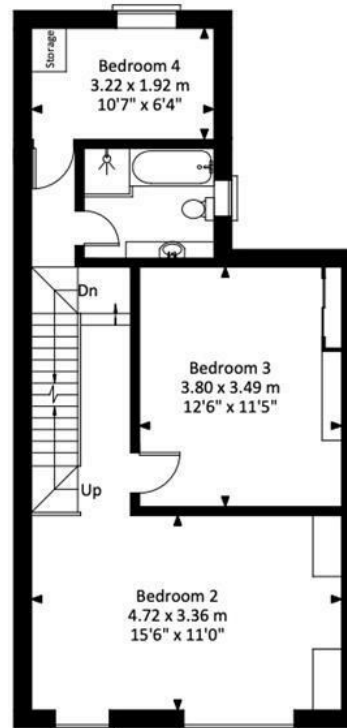


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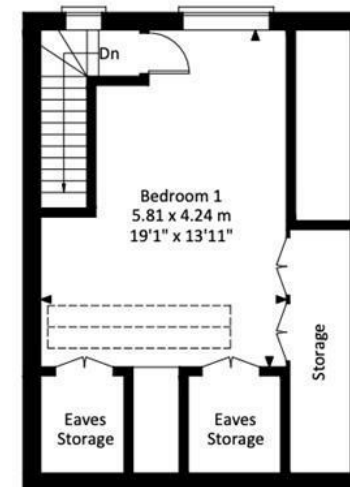
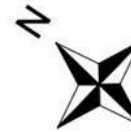
Approximate Gross Internal Area = 162.44 sq m / 1748.49 sq ft



Ground Floor



First Floor



Second Floor

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



Bishopston office

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