

elephant 



£475,000

68 Oak Road, Horfield, Bristol, BS7 8RZ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

68 Oak Road Horfield, Bristol, BS7 8RZ

A well-presented, three-bedroom, terraced Victorian home, located in Horfield just a short walk from the vibrant Gloucester Road. The property retains several period features, briefly comprising: two open-plan reception rooms, a kitchen, three bedrooms, a bathroom, and a west-facing rear garden.

Accommodation comprises a light and bright living area, with dual aspect windows. To the front, is a bay window with UPVC double-glazed sash windows, oak floors and ceiling coving. Sitting centrally, the dining room overlooks the mature garden. To the rear is a contemporary fitted kitchen with wall and base units, wooden worktops, integrated oven with induction hob and extractor fan over, fridge/freezer, washing machine and dishwasher. There is a sash window overlooking the side garden. The hallway benefits from bespoke understairs storage.

On the first floor, the property has three bedrooms and a family bathroom. The principal bedroom is at the front of the property and spans the full width of the house. The bedroom has twin UPVC double-glazed sash windows providing a pleasant outlook onto neighbouring homes on Oak Road. Adjacent is the three-piece family bathroom, benefitting from a bath with shower over and metro tiles surround, wash hand basin and WC. Sitting centrally, is another bedroom with fitted wardrobe, which is currently occupied as a study. Another double bedroom to the rear provides a pleasant view onto the garden.

Externally to the front, the property has a red brick and Bath stone Victorian façade, with a low maintenance front garden. To the rear, the mature garden is divided into two sections: beyond the kitchen door, there is a side garden, paved leading to steps. The steps lead to a lawned area, enclosed by flower beds and a raised decking under a pergola, perfect to catch the summer sun.



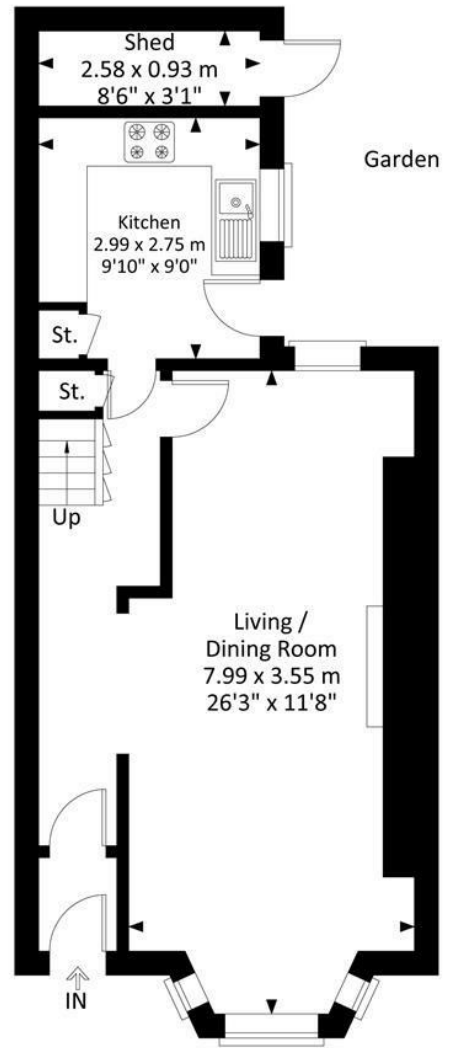
68 Oak Road has been well maintained and cared for by the current owners, located moments away from the array of shops, restaurants, and bars on Gloucester Road, while also close to the green space of Horfield Common.



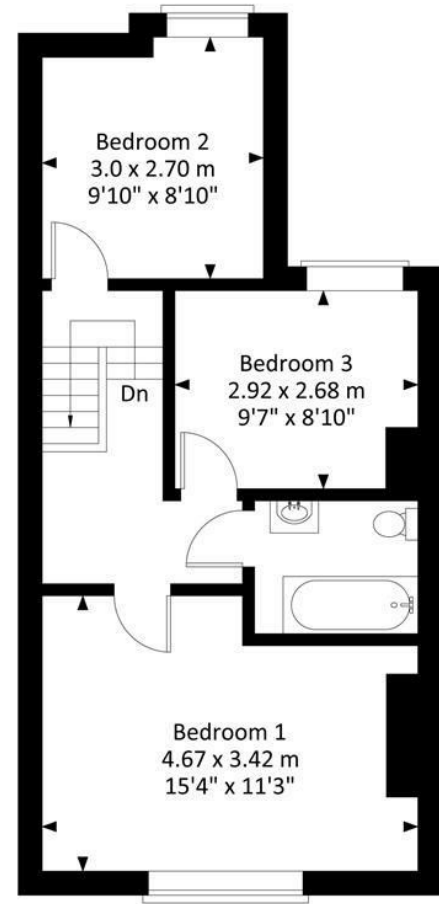


68 Oak Road, Bishopston, Bristol, BS7 8RZ

Approximate Gross Internal Area = 88.66 sq m / 954.32 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		
(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		



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk