



£550,000

13 Rozel Road, Horfield, Bristol, BS7 8SQ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

13 Rozel Road Horfield, Bristol, BS7 8SQ

A stylish Victorian terraced home situated on a quiet cul-de-sac within Horfield, with rear access onto Horfield Common. The property benefits from a ground floor extension, creating a light and bright open-plan kitchen/diner/living space and a separate W/C.

Ground floor accommodation comprises an entrance hallway with hardwood floors, stairs that lead to the first floor with a W/C, storage and plumbing for a washing machine neatly tucked beneath. The ground floor receptions have been opened which provides a light and bright space from dual aspect windows. At the front of the property is the living room benefitting from a bay with double glazed windows, hardwood floors and inset fireplace. Centrally, the second reception room is the dining area which connects to the kitchen. The kitchen has been tastefully finished with wall base and units with composite worktops, fitted with a range of integrated appliances and space for a fridge/freezer. A kitchen peninsula divides the space whilst creating seating area, perfect for socializing and hosting while french doors seamlessly connects to the rear sunny garden. Beyond the kitchen is a further larder space and a rear door that leads to the garden.

On the first floor there are two double bedrooms and an updated four piece suite bathroom. At the front of the property is a large double bedroom spanning the full width of the property benefitting cast iron fireplace, built-in wardrobes and double glazed windows that provides a pleasant outlook onto Rozel Road. Adjacent is the second double bedroom benefitting a built in wardrobe and a double glazed sash windows overlooks the rear garden and Horfield Common. Completing this floor is a smartly finished four piece family bathroom with a separate bath, walk-in shower, W/C, wash hand basin and a heated towel rail.



Externally to the front the property possesses the classic rubble stone Victorian facade with a low maintenance front garden. The rear garden provides an open aspect with a gate that leads onto Horfield Common. The garden benefits a west facing garden and is mainly paved, ideal for al-fresco dining.

13 Rozel Road is an exceptional family home which has been meticulously renovated by the current owner. The property is conveniently located within a short walk of local shops, cafes and restaurants that Gloucester Road has to offer, while only moments away from Horfield Common.

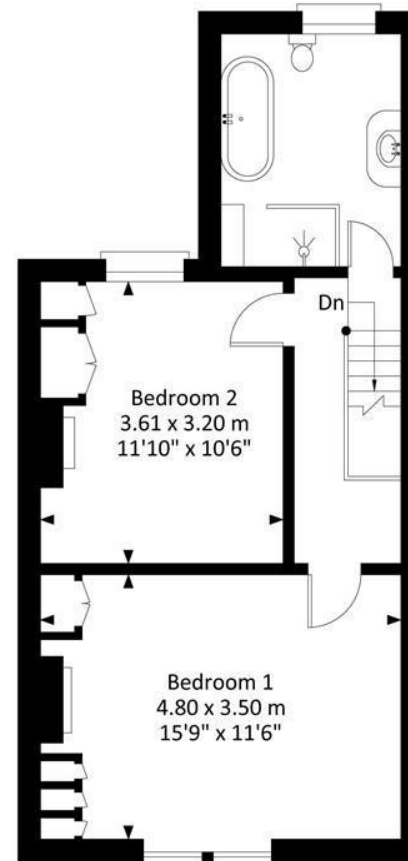




13 Rozel Road, Horfield, Bristol, BS7 8SQ
Approximate Gross Internal Area = 96.74 sq m / 1041.30 sq ft



Ground Floor



First Floor

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



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