



£650,000

25 Raglan Road, Bishopston, Bristol, BS7 8EF

2 The Promenade, Bristol, BS7 8AL

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## 25 Raglan Road Bishopston, Bristol, BS7 8EF

Presented to a very high standard is this stylish, three double bedroom Victorian home set on a quiet road within the heart of Bishopston.

The ground floor accommodation comprises; main entrance and vestibule leading into the hallway with stripped wooden floorboards and storage cupboard in located at the end of the hall. At the front of the property is the lead reception room with bay window featuring timber framed sash windows, a cast-iron fireplace with period surround, built-in alcove shelving, a ceiling rose, cornice and picture rail. Next door the second reception room features a walk-in cupboard underneath the staircase, an original period dresser and cupboard, stripped wooden floor and a timber framed sash window that overlooks the kitchen extension and allows for plenty of natural light.

At the rear of the property is an extended open plan kitchen/diner which is bathed in natural light thanks to six Velux windows. The kitchen has been tastefully designed with a terracotta tiled floor and a range of contemporary solid wood wall and base units with stainless steel fittings and granite work surfaces. The dining area has plenty of space for a large table and overlooks the rear garden whilst a glazed door provides access on to the beautifully maintained sunny garden.

On the first floor are two double bedrooms and the family bathroom. At the front of the house is a large double bedroom which spans the full width of the property and features a stripped wooden floor, cornice, picture rail and double glazed timber-framed sash windows which benefit from a pleasant open outlook onto the neighbouring houses. Another spacious double bedroom is located across the landing and overlooks the rear garden. Completing this floor is a smartly finished family bathroom with



modern white suite, floor to ceiling marble, a geometric tiled floor and a heated towel rail.

At the top of the house is an impressive master bedroom with roof-top views across Bishopston. The spacious en-suite is finished with a large walk-in shower complimented with tiled splash backs and chrome fittings.

Externally the property has the classic Victorian facade with a paved pathway and low rubble stone wall, whilst the private rear garden has been beautifully maintained and features an array of mature trees, plants and shrubs

25 Raglan Road is an inspiring and quality property that offers many practical features and is ideally located within 200 metres of The Gloucester Road and falls within the APR for both Bishop Road and Redland Green schools.

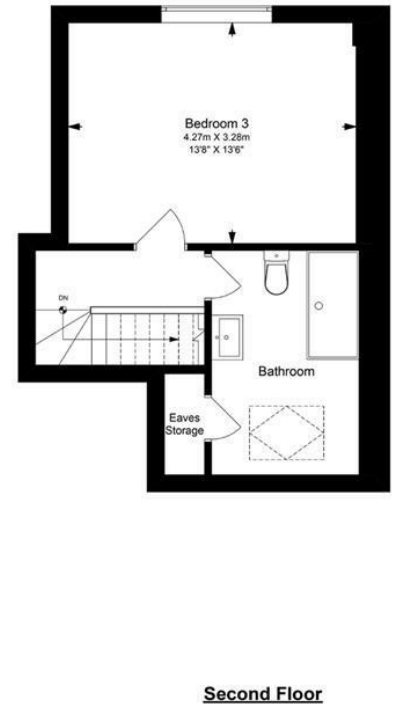
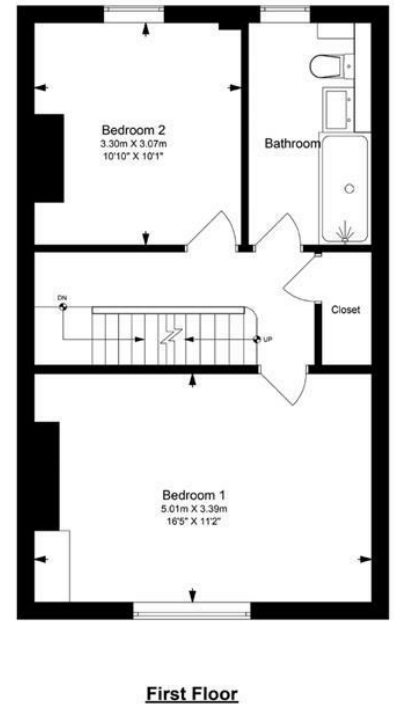
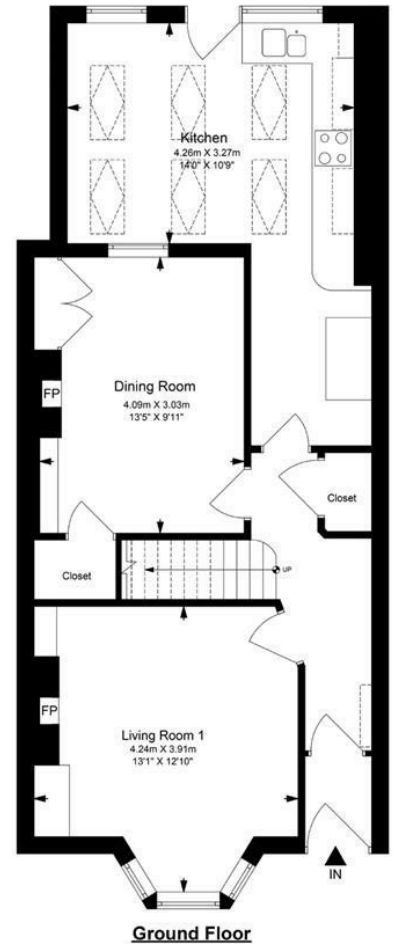






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Total Approximate Gross Internal Area = 128.6 sq m/1,384.2 sq ft



This floor plan has been drawn using RICS guidelines (GIA)  
 Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
 All efforts have been made to ensure its accuracy at time of print.



| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>81</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                | <b>67</b> | <b>67</b> |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |



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