



£700,000

16 Wolseley Road., Bishopston, Bristol, BS7 8EN

2 The Promenade, Bristol, BS7 8AL

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## 16 Wolseley Road. Bishopston, Bristol, BS7 8EN

A stylish, three-bedroom Victorian home, sympathetically extended and providing spacious accommodation over three levels. The property is located on a quiet family road within the heart of Bishopston.

The ground floor accommodation comprises a vestibule entrance leading into the main hallway with stripped wood floors, providing access to all the ground floor accommodation. At the front of the property is the sitting room with a bay window featuring UPVc double-glazed windows, a cast-iron log-burning fireplace, ornate cornice, and ceiling rose. To the rear, the property has been opened up to create a light and bright kitchen/dining living room with bi-fold doors seamlessly connecting to the sunny rear garden. The kitchen has been tastefully designed with an reclaimed stripped wooden floor, contemporary wall and base units, and contrasting wood worktops. Situated just off the kitchen is a useful utility space, with plumbing for a washing machine, while there is ample space for furnishing in the dining area.

On the first floor are two bedrooms and the family bathroom. To the front, a double bedroom, spanning the full width of the property, with double-glazed windows provides a pleasant and open outlook onto neighbouring houses. Another spacious double bedroom sits to the rear of the house with a pleasant view over the mature garden. Adjacent is the four-piece family bathroom, with a shower cubicle, bath, wash hand vanity unit, and W/C.

A staircase leads up to the top floor to a beautifully presented principal bedroom, benefiting from built-in wardrobes and a Juliet balcony with rooftop views. The bedroom spans the full width of the house and is tastefully finished with an en-suite bathroom with

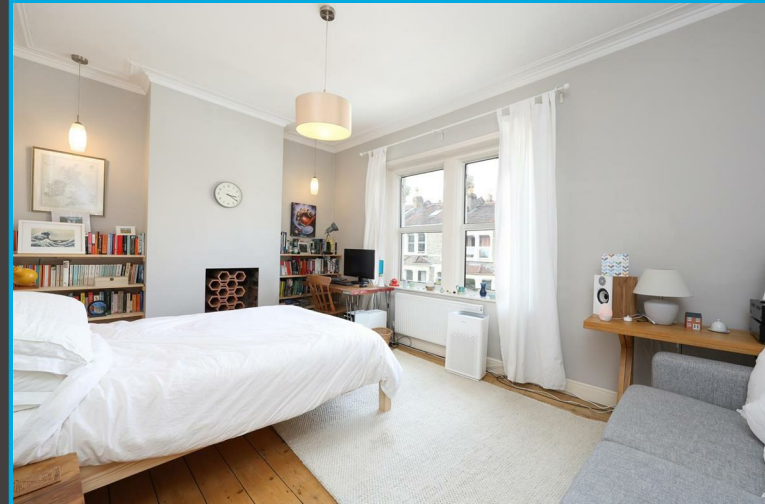




skylight windows flooding the space with natural light.

Externally, the property has the classic rubble stone Victorian facade with a paved pathway and low rubblestone wall, whilst the rear garden benefits from a southerly facing aspect. The garden is presented in two sections. Beyond the bi-fold doors, a decking area leads to a lawn enclosed by raised planters and bordered by an array of mature plants, trees, and shrubs.

16 Wolseley Road is an inspiring and quality property that offers many practical features and is ideally located for easy access to the Gloucester Road, as well as falling within the catchment for both Bishop Road and St Bonaventure's Primary Schools, as well as Redland Green APR.

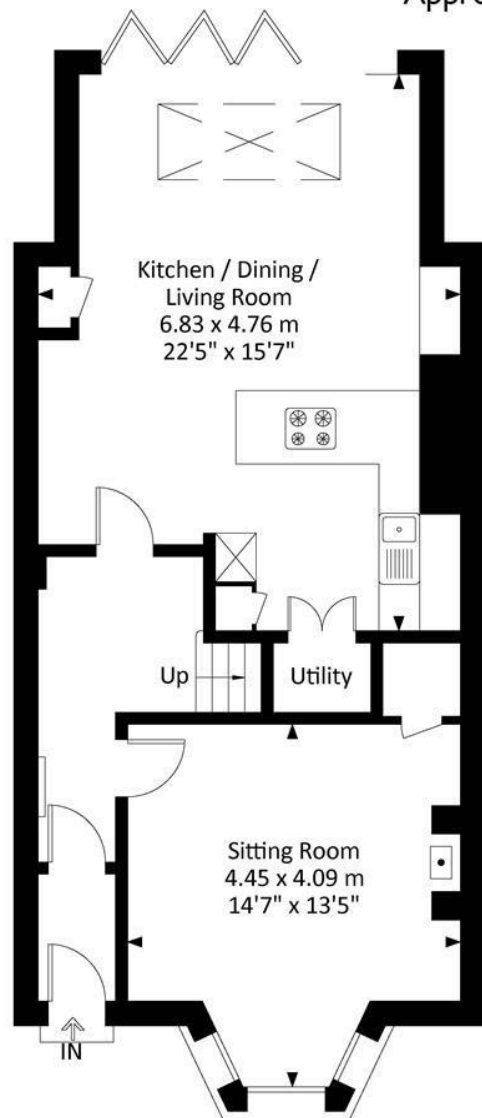




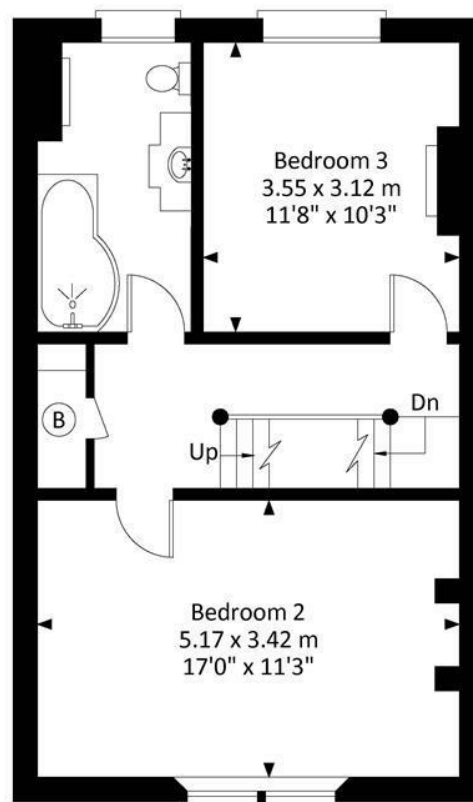


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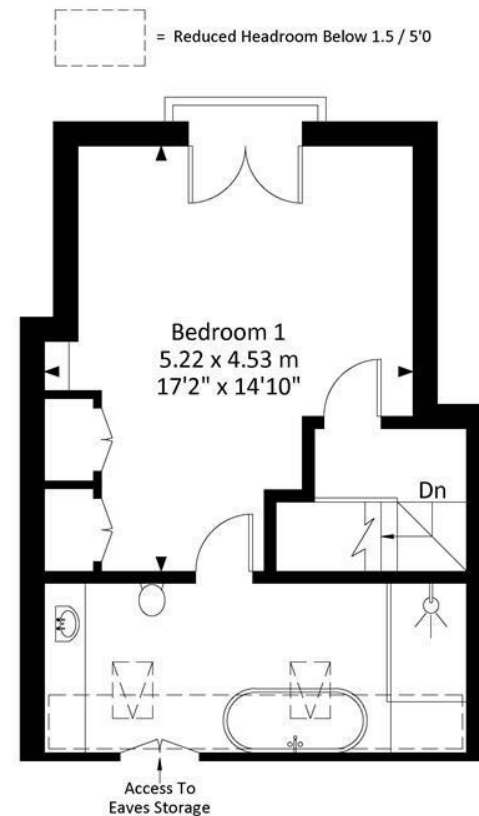
Approximate Gross Internal Area = 140.16 sq m / 1508.67 sq ft



Ground Floor



First Floor



Second Floor

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





**elephant** 

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