



elephant 

£725,000

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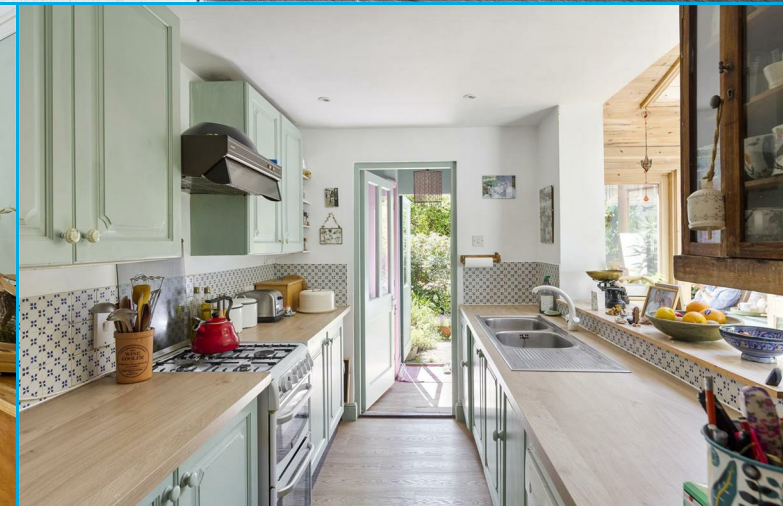
## 90 Egerton Road Bishopston, Bristol, BS7 8HP

A beautiful three bedroom home with an exceptional 120 ft, southerly facing garden.

A path leads through greenery to the entrance of this pretty Victorian built home. The accommodation on the ground floor comprises a living room with a bay window with ceiling coving, a ceiling rose, picture rail, built-in shelving and an open fire place. The hallway leads through the house past an office space under the stairs, to an open plan living room/kitchen with a stripped wood floor spanning the rear of the property. The kitchen is fitted with a range of simple, modern wall and base units with an opening into both the dining area and the timber clad garden room. This space has been cleverly designed to linking inside to out, with Velux windows above and glazed doors leading out onto a timber veranda. Beyond the kitchen is a useful w/c and utility room.

Stairs lead up to the first floor to three bedrooms and a bathroom. The master bedroom is at the rear with views over the garden, with the second bedroom opposite with a bay window. The adjacent single third bedroom has a window to the front aspect and a skylight window above. The bathroom is positioned at the rear of the first floor and is fitted with a modern white suite.

The special rear garden has been carefully landscaped incorporating a patio seating area and outdoor kitchen. A lawn runs down the garden and is flanked by a range of plants, flowers and fruit trees including apple, apricot, cherry, plum and mulberry, creating a wall of greenery and colour. This lovely home is located in the APR for both Redland Green and Bishop Road schools.









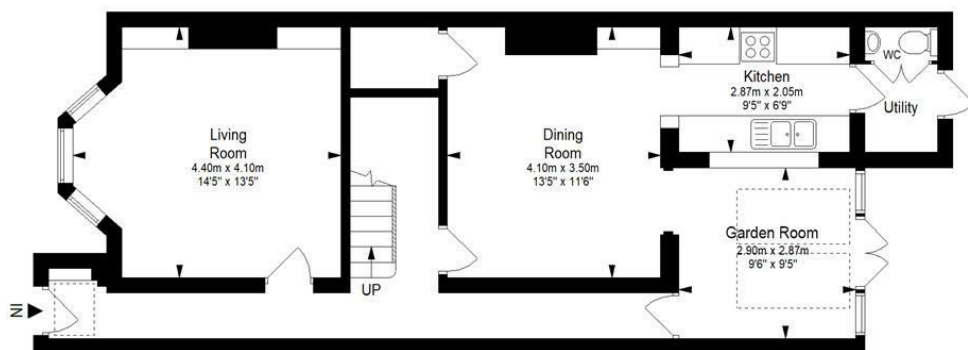






# Egerton Road, Bishopston, Bristol, BS7 8HP

Total Approximate Gross Internal Area = 119.8 sq m/ 1289.6 sq ft



Ground Floor



First Floor

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 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>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</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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