

elephant 



£550,000

2A Kingsdown Parade, Kingsdown, Bristol, BS6 5UD

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2A Kingsdown Parade Kingsdown, Bristol, BS6 5UD

A beautifully renovated two bedroom home, perfectly placed for City Centre connections while maintaining the quieter Kingsdown neighbourhood feel.

Stepping through the porch, there's space to store coats before leading into the hallway. To the left is the sitting room. With a large sash window letting in plenty of light, and soft carpeting underfoot, this room feels welcoming and comfortable. The alcoves have been fitted with bespoke cabinetry and shelving providing stylish and practical storage.

At the back of the home is the impressive open plan kitchen / dining room. The kitchen has been fitted with modern white cabinetry with space for integrated appliances. The island in the middle of the kitchen, with its granite worktop and bar seating, creates a sociable space. Velux windows above flood the dining area with light, while bi-fold doors open directly onto the courtyard, perfect for effortless indoor/outdoor living.

The courtyard patio is a sunny and sheltered spot with space for outdoor furniture. It is framed by whitewashed brick walls and offers wonderful, far reaching views across the city.

Also on the ground floor is a beautifully finished family bathroom, complete with a rainfall shower over a bath and calm, neutral tiling.

Upstairs, soft carpeting continues throughout the landing and bedrooms. The master bedroom at the front of the home is generously sized with cornicing and ceiling rose details. This bedroom also enjoys access to a walk in wardrobe space offering useful storage options.

The second bedroom at the rear of the home features

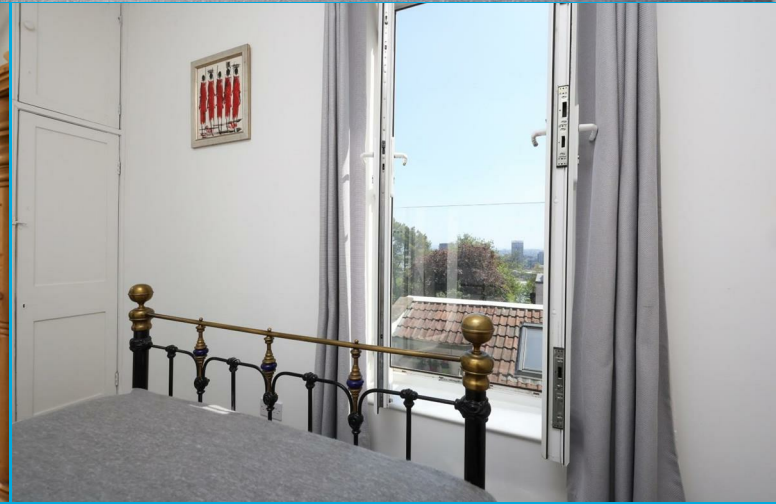


built in storage on either side of a fireplace, as well as French doors which open out to create a Juliet balcony with amazing views over Bristol. An ensuite bathroom, finished to the same high standard as the one downstairs serves both bedrooms.

Below the home is a large cellar area, accessed via the ground floor hallway. This could be utilised as a workshop or studio, or simply used for extra storage.

This home is just a short walk away from the vibrant independent cafes and bars of Cotham and Stokes Croft, with excellent transport links and easy access to the City Centre, Bristol University and the BRI.





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Approximate Gross Internal Area = 123.29 sq m / 1327.08 sq ft
(Excluding Courtyard)

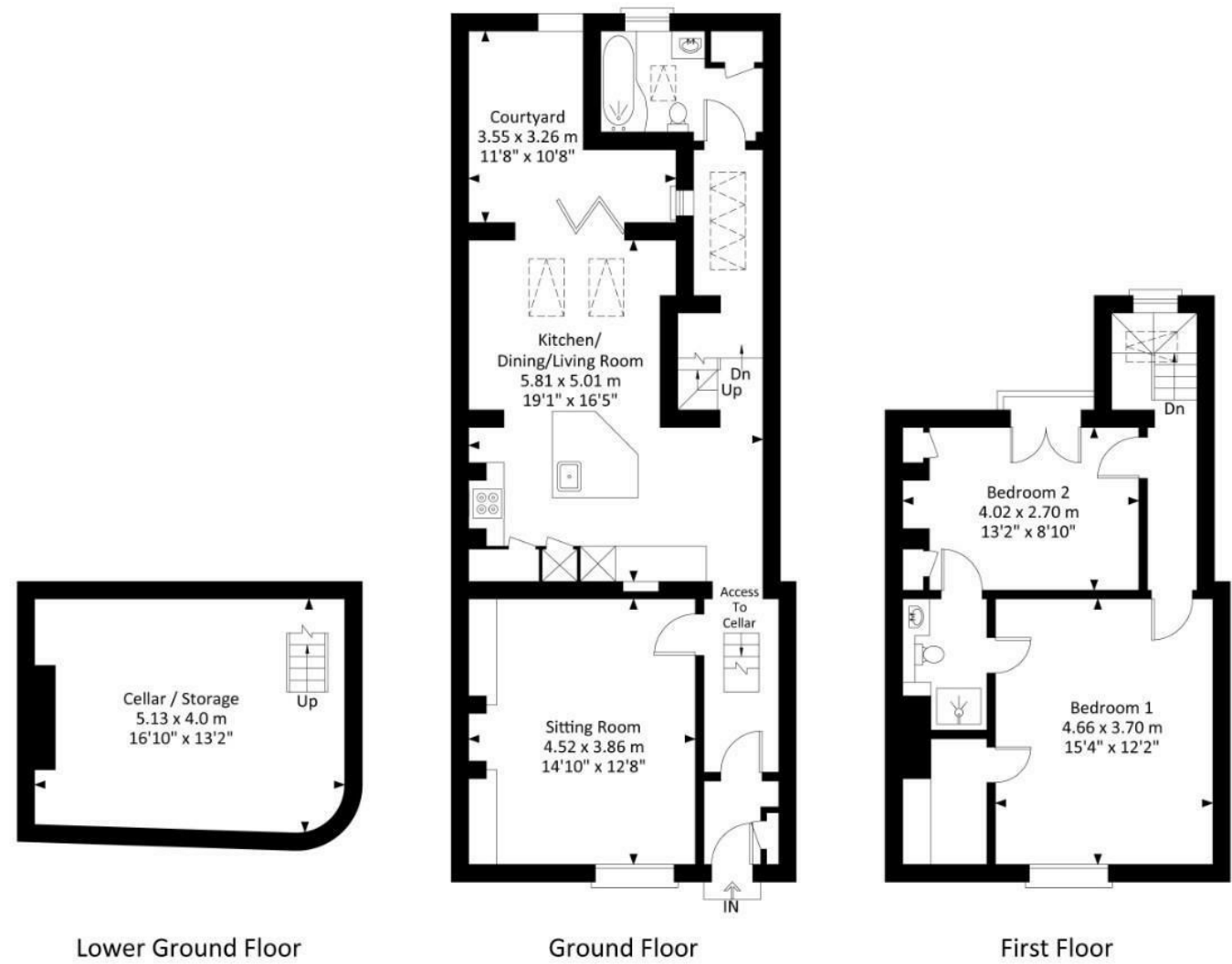


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		



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