

estate agents **auctioneers**

**hollis
morgan**



36 Bishop Road, Bishopston, Bristol, BS7 8LT

£439,950



Hollis Morgan- An exceptionally well presented family home which is located on the ever popular " Bishop Road" offering Three Bedrooms, separate lounge, open plan kitchen dining area and 65 ft landscaped rear garden.

- Victorian Terrace
- Three bedrooms
- Open plan living area
- Contemporary finish
- Gas central heating
- South facing rear garden
- Outstanding local schools

The Property

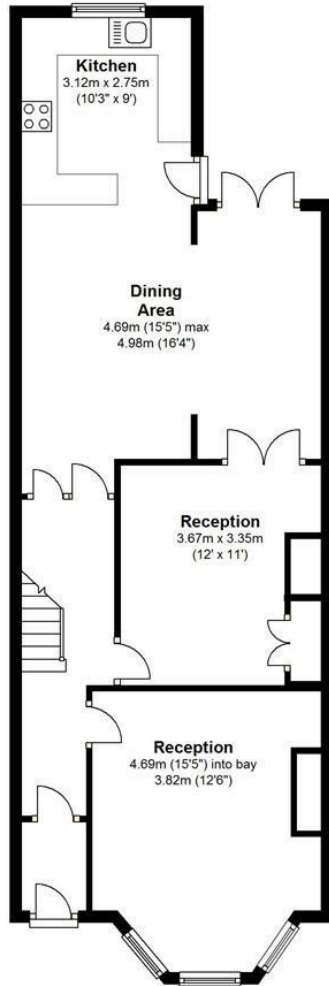
Internally the property is immaculately presented and still retains many original features throughout, this demonstrated by the main entrance hall. From here reception one can be accessed which benefits from a large double glazed sash window and working open fireplace complete with inset. Forming the remaining ground floor accommodation is the second reception/snug, complete with storage. This then leads onto the rear extension which has been thoughtfully designed and provides a large open plan area which incorporates the kitchen. The kitchen has a contemporary range of matching wall and base units, solid wood work surfaces and has space to accommodate appliances. To the first floor three well balanced bedrooms can be found the main bedroom spanning the whole width of the property and benefiting from several large windows. The bathroom has been cleverly positioned and is a classic three piece suite with a mains fed shower, Low level w.c and separate wash hand basin. Externally the property prospers from an unusually large 65 ft long south facing garden, which is mainly laid to lawn with a flower boarder surround and decked area.

Location

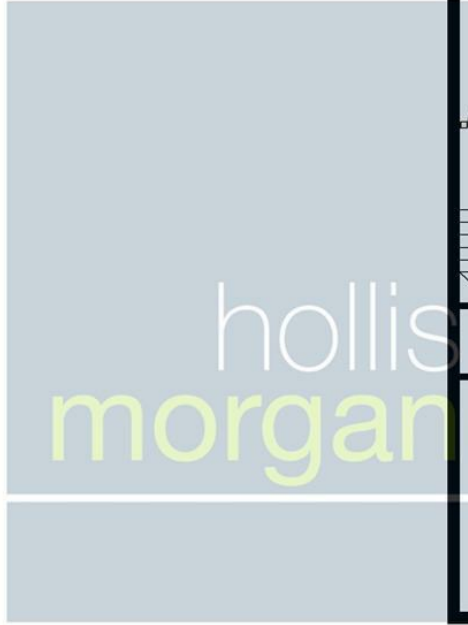
The property is situated on a popular residential road and is conveniently located for outstanding schools such as Bishop Rd Primary (25 yards away) and Redland Green Secondary to name a few. Shops, restaurants and boutiques that Henleaze Road, Coldharbour Road and Gloucester road have to offer are also within close proximity.



Ground Floor
Approx. 67.0 sq. metres (721.2 sq. feet)



First Floor
Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 114.9 sq. metres (1236.3 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC.
Plan produced using The Mobile Agent.

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Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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