estate agents auctioneers

hollis morgan

7 Purton Road, Bishopston, Bristol, BS7 8DB

£650,000

Hollis Morgan - A handsome and elegant 5 bedroom period property with self-contained 1 bedroom garden flat. Located a short walk away from the vibrant and ever popular Gloucester Road and so conveniently located to take full advantage of the wide range of amenities on the door step.

- 5 Bedroom Period Property
- Self Contained Garden Flat Included
- Parking For 2 Vehicles
- Two Reception Room
- Period Features
- Fantastic Location
- A Quick Walk From Gloucester Road
- Chain Free

The Property
The property is accessed via a level approach from Purton Road and through the pretty and mature front garden into an attractive period large entrance hall with original parquet flooring.
There is a bright and spacious reception room at the front of the building again with original Parquet flooring, picture rails and a large sash bay window.
At the rear of the property, there is a further reception room and separate kitchen with a range of period units, ample work surfaces, sink and sash window.

The first floor provides space for two large double bedrooms complete with built in storage, a further bedroom / office as well as a modern, fully tiled shower room with mains fed shower over large walk in cubicle, basin with vanity storage and WC. In addition, there is another separate WC adjacent.

There are a further 2 good sized double bedrooms on the top floor which both benefit from striking views out over the city and the surrounding rooftops.

Currently a self contained 1 bedroom garden flat occupies the basement level with access either from the main property or via a private entrance from the rear.

Externally, there is a low maintenance rear garden as well as a charming front garden. In addition, there is a rear driveway for 2 parking spaces.

The set up at present generates the current owner a good monthly income but there is potential to incorporate the basement level into the main property.

Location
Purton Road is located in West Bishopston and is a short stroll away above the popular Gloucester Road which offers a huge range of amenities, excellent local Schools such as Bishop Road Primary and Redland Green Secondary are also located within close proximity.

Vendors Comments
I have lived here in Purton Road for forty years, benefiting from the great location next to but separate from the bustle of the lively Gloucester Road with it's cafes, restaurants and bars. The house provides wonderful rooftop views across the city with distant wooded hills visible beyond. It's orientation welcomes the morning sun into the rear rooms and the tall windows at the front take full advantage of the afternoon sun, right up to sunset.

Other Information
Freehold.

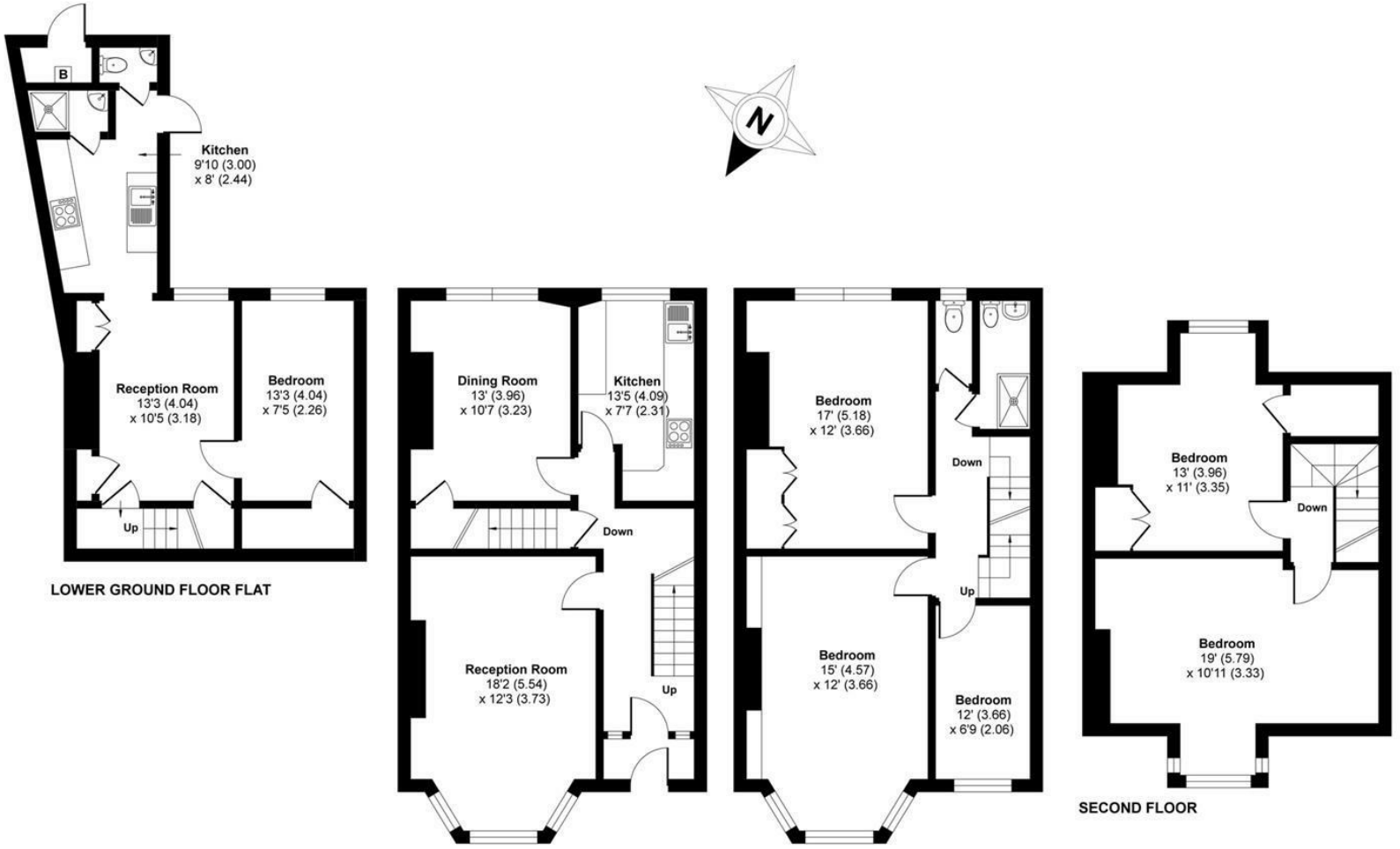
Council Tax Band: E

Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Purton Road, Bishopston, Bristol, BS7

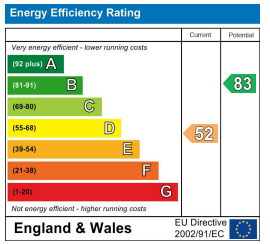
Approximate Area = 2104 sq ft / 195 sq m

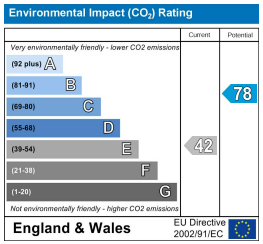
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
Produced for Hollis Morgan. REF: 629572





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