

estate agents **auctioneers**

**hollis  
morgan**



**33 Claremont Road, Bishopston, Bristol, BS7 8DN**

**£925,000**

Hollis Morgan - A substantial circa 2393 Sq Ft semi detached Victorian home located on one of the most sought after roads in West Bishopston

#### Description

33 Claremont Road is an exceptional semi-detached Victorian family home with spacious accommodation arranged over three levels. Period detail is offered in abundance with traditional coving, fireplaces, sash windows, and picture rail/skirting detail throughout. The ground floor accommodation comprises; traditional entrance vestibule with tessellated tiled flooring, generous hallway, three spacious reception rooms with Victorian influenced fireplaces and stylish open with kitchen/diner to the rear complete with additional W.C and utility area. On the first floor four well-appointed bedrooms are located, one of which benefiting from a contemporary finished en suite shower, there is also family sized bathroom which offers a jacuzzi bath, low level W.C, wash basin, and mains fed shower. The original loft space of the property has been partially converted, subject to obtaining Building Regs/P.P there is certainly scope to create additional accommodation. To rear of the property is well maintained courtyard style garden with side access and double garage complete with working Sauna.

#### Entrance Vestibule

Tessellated tiled flooring.

#### Hallway

Stripped floorboards, ceiling rose.

#### Reception 1 (17 x 12)

Sash bay window to front elevation, ceiling rose, cornice coving, picture rail surround, period fireplace with wood burner. Radiator.

#### Reception 2/Dining Room ( 14'8 x 12'6)

Ceiling rose detail, cornice coving, picture rail surround, period fireplace, stripped floorboards, French doors leading to garden. Access to kitchen/diner. Radiator.

#### Reception 3 (14'1 x 9'9)

Sash window to front, fireplace, cornice coving, radiator.

#### Dining Area ( 14'8 x 9'9)

Spacious dining area with tiled flooring, stove, window to rear. Radiator.

#### Kitchen (14'3 x 6'4)

A range of bespoke matching wall base units, stainless steel sink with mixer tap, granite worksurfaces, 6 ring range cooker, space for appliances. Utility area comprises window, Belfast sink, plumbing for appliances and separate W.C.

#### First Floor;

#### Bedroom 1 (14'8 x 12'7)

Stripped floorboards, sash window, radiator, built in wardrobes.

#### Bedroom 2 ( 10'8 x 12'6)

Sash window to front, radiator. En suite shower room comprising low level W.C, wash basin, tiled flooring, shower cubicle.

#### Bedroom 3 ( 14'8 x 9'10)

Painted floorboards, radiator, sash window.

#### Bedroom 4 (14'1 x 9'10 )

Painted floorboards, radiator, sash window.

#### Second Floor – 468 Sq Ft

Useable Bedrooms

Converted loft area.

#### Location

Claremont Road is located in West Bishopston and is a short stroll away from 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.

#### Tenure

Freehold.





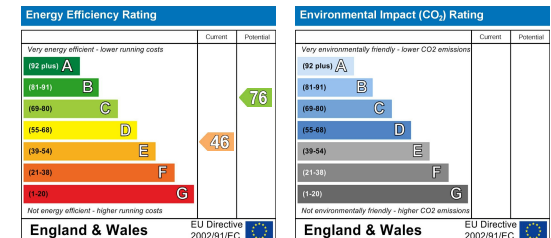
Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.  
33 Claremont Road, BRISTOL

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