estate agents auctioneers

hollis morgan

16 Wolseley Road, Bishopston, Bristol, BS7 8EN

£675,000

A fine and meticulously renovated three story family home with south facing garden, situated in a highly desirable location.

- Refurbished extensivley by the current owners
- Open Plan Living Accomodation
- Two Bathrooms
- Tastefully Finished
- South Facing Garden
- Gas Central Heating
- Close Proximity to Redland Green
- Three Stories

**The Property**
This stunning home has been thoughtfully restored by its current owners, cleverly blending original details with modern touches to create beautiful, light and airy accommodation set over three levels. A traditional entrance hall with desk area greets you upon entry with original stripped floor boards which are also present in the lounge area which benefits from cornice coving, storage cupboard, original fireplace with working log burner and a double-glazed bay window to the front elevation.

The entrance hall also provides access to a magnificent open plan kitchen/dining area with full width rear extension with impressive skylight and Zinc plated roof not to mention bi fold doors. No expense has been spared in the kitchen which boasts soft close matching wall and base units, oak worktops with glass splash backs, pendant lighting and Smeg appliances.

The first floor comprises Bedroom 2 & 3, both of which comfortable double rooms. No 1 is generously proportioned “17 x 11" “and again spans the width of the property with stripped floor boards multiple double glazed windows, ample storage space and a period fireplace. The main family bathroom prospers from bath with overhead shower, basin and low level W.C with original fireplace and double glazed sash window to rear elevation.

The impressive master bedroom its positioned on the top floor complete with Juliet balcony and French doors, built in wardrobes and a stylish en suite bathroom suite bathroom which has been thoughtfully incorporated into the loft space, comprising mains fed shower, roll top bath, W.C, wash basin and tiled flooring with under floor heating. There is also eaves storage space.

To outside is a well-manicured south facing courtyard garden with decked area, lawn and raised planters, accessed via ground floor extension.

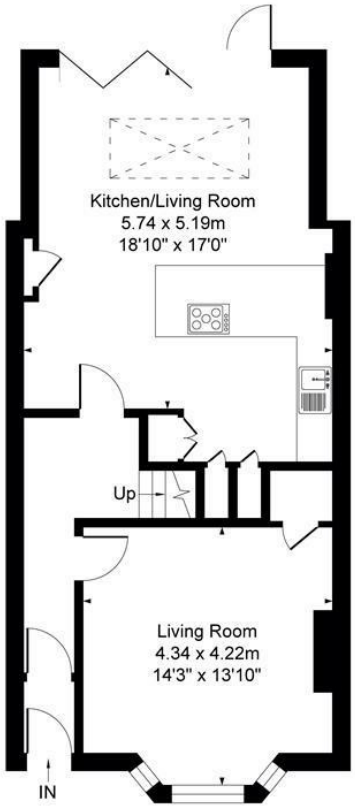
**Location**
The property is located on one of Bishopston's most sought after locations close to the independent shops, cafés and restaurants lining the popular Gloucester Road yet within 1.5 miles of Redland Green Secondary School and in close proximity to both Bishop Road and St Bonaventure Primary Schools.

**Further Information**

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

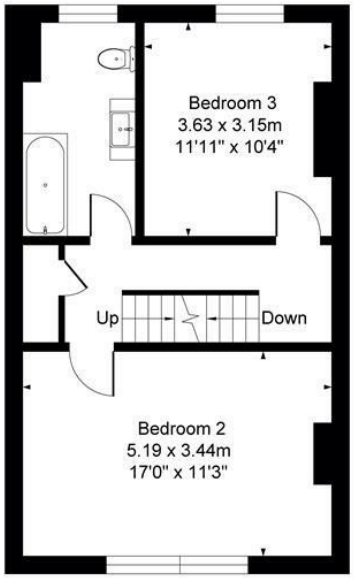
## APPROX. GROSS INTERNAL FLOOR AREA 1463 SQ FT 135.97 SQ METRES

TOTAL APPROX. 622 SQ FT 57.80 SQ METRES



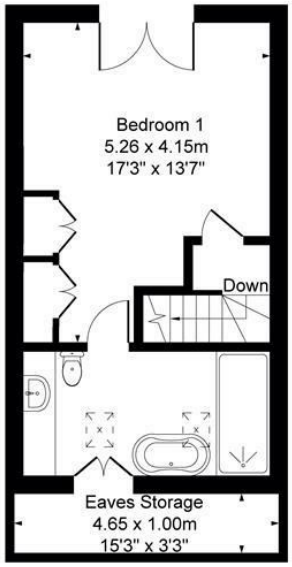

GROUND FLOOR

TOTAL APPROX. 501 SQ FT 46.55 SQ METRES



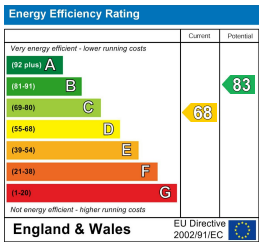

FIRST FLOOR

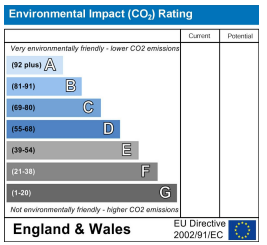
TOTAL APPROX. 340 SQ FT 31.62 SQ METRES




SECOND FLOOR

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





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