



MAGGS
& ALLEN

119 MAPLE ROAD
BISHOPSTON, BRISTOL, BS7 8RF
£650,000

A superbly well-presented three-bedroom property with off-street parking, garage and south-westerly facing garden that occupies a lovely spot backing onto Horfield Common. Offered with no onward chain.

Ground Floor

Entering into a handy porch offering space for storing shoes and coats, you will in turn enter into the hallway. Presented smartly in neutral tones, the hallway offers access to both reception rooms, the kitchen, and an under-stairs storage cupboard.

The bay-fronted lounge retains some pretty original features such as the fireplace, cornicing and ceiling rose and is decorated in contemporary colours. Adjacent, the dining room has direct access to the south-westerly facing garden and patio via glazed sliding doors.

The kitchen is well-stocked with a range of base and wall-mounted units, with integrated appliances including oven, grill, two fridge/freezers and space for a washing machine. Completing the ground floor is a shower room. This could also make for a utility room given it's position adjacent to the kitchen.

Decoration throughout is smart, having been recently redecorated.

First Floor

The first floor features two double bedrooms, a single room and the family bathroom. As with the ground floor, each room is presented in excellent decorative order.

The master bedroom located to the front of the property is smartly presented in neutral, off-white with built-in wardrobes either side of the chimney breast. From the window is a particularly pleasing outlook of mature trees, Bristol and beyond.

Adjacent, bedroom 2 is similarly proportioned and offers a pleasing view of the rear garden. The third bedroom is a single room with built in wardrobes.

Completing the first floor is a three-piece bathroom with matching suite comprising a bath with shower over, WC and basin with white metro tiles and a heated towel rail.

Externally

To the front is a low-maintenance border, and a driveway allowing for parking for two cars. The rear garden has been lovingly and meticulously developed under the current owners custodianship, and is a wonderful space featuring a range of mature shrubs and trees. The south-westerly aspect ensures sunlight into the early evening.

At the rear of the property is a garage and adjacent hard standing, allowing parking for one vehicle and accessible by a well-maintained rear lane. There is gated access leading to the rear lane. Sat behind the property is the expansive open green space of Horfield Common, where you will find The Ardagh Community Trust - comprising a café and Community Plant Nursery and provides a real hub to the community.

Planning permission has been granted to extend and convert the garage into a studio.



Vendor's Comments

"When we bought the house, we were a young couple looking to start a family. The house needed a lot of work, and we've updated it completely over the years, growing with us as our family has grown. The long garden gets a lot of sun in the morning and afternoon, and as we back onto the park, it's not overlooked, so it feels nice and secluded. We've had many a barbecue and kids campout.

There is a real sense of community in the area. We built a book library which gets a lot of folks passing and swapping nooks. Lots of families on the road and a healthy, helpful community, including lovely neighbours on either side.

We've been able to walk to everything we need. It's a real 15-minute neighbourhood with doctors, dentists, supermarkets, butchers, bakers, grocers, and good cafes, pubs, bars and restaurants nearby. The park behind the house has a lot going on, from baby groups, a playpark, and the activities up at the Ardagh. We rarely use the car, that said, the off-street parking is very handy. There are also lots of good choices for nurseries and schools, and our son has loved his time at Bishop Road Primary."

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary and St Bonaventure's Catholic Primary School.

Schools

Bishop Road Primary School - Distance: 0.27 miles

St Bonaventure's Catholic Primary School - Distance: 0.4 miles

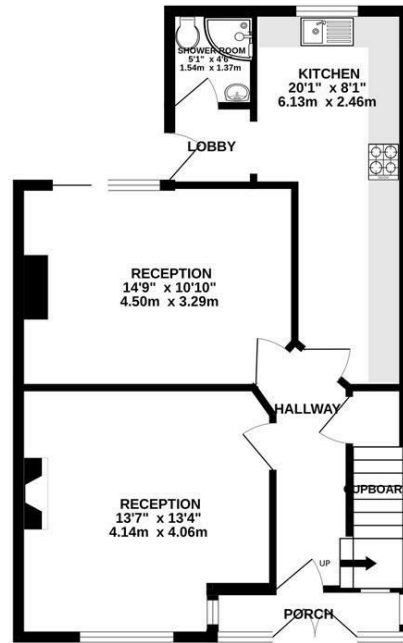
Redland Green School - Distance: 0.86 miles



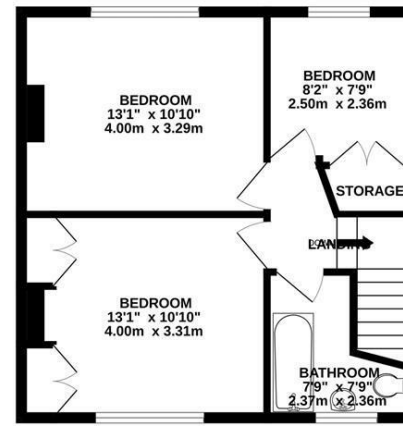
GARAGE
285 sq.ft. (26.4 sq.m.) approx.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three-bedroom family home
- Occupying a fantastic spot backing onto Horfield Common and close to Gloucester Road
- Secure garage with power to rear, with parking adjacent and to the front
- Some attractive original detailing retained including fireplaces and doorways
- South-westerly facing rear garden
- Excellent schools in close proximity
- Modern kitchen with integrated appliances
- Re-decorated throughout and presented in excellent condition
- Offered with no onward chain
- Planning permission granted to convert and extend garage into a studio

Guide Price: £650,000

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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