



45 Wolseley Road, Bristol
£650,000

45 Wolseley Road

Bristol, Bristol

- Three double bedrooms
- Sheltered dining area at the rear
- Downstairs W.C
- Mature garden including silver birch, cherry, apple and fig trees which makes excellent jam!
- Close to Gloucester Road
- Redland Green Secondary School catchment area
- Bishop Road Primary School catchment area
- Solar panels earning £1k PA
- Wooden double glazed sash windows throughout
- Bike and bin storage

A stylish, three-bedroom Victorian home, sympathetically extended and providing spacious accommodation over three levels. The property has wooden double-glazed sashes throughout and is located on a quiet family road within the heart of Bishopston.

The ground-floor accommodation comprises a vestibule entrance with double doors leading into the main hallway, with stripped-wood floors, doors to the sitting room and w.c/utility room and stairs rising to the first-floor accommodation. The two reception rooms are combined; the front sitting room retains double-glazed, wooden bay sash windows, a decorative cornice, a ceiling rose, and a cast-iron period fireplace with a slate hearth and cork flooring that extends into the kitchen/diner at the rear. The kitchen/diner features a double-glazed sash window and glazed double doors with views over the rear garden. The kitchen is fitted with a range of base units with contrasting wall units, an integrated gas hob/electric oven, tiled splashbacks, a wood burner and alcove storage cabinetry. The downstairs w.c/utility has plumbing for a washing

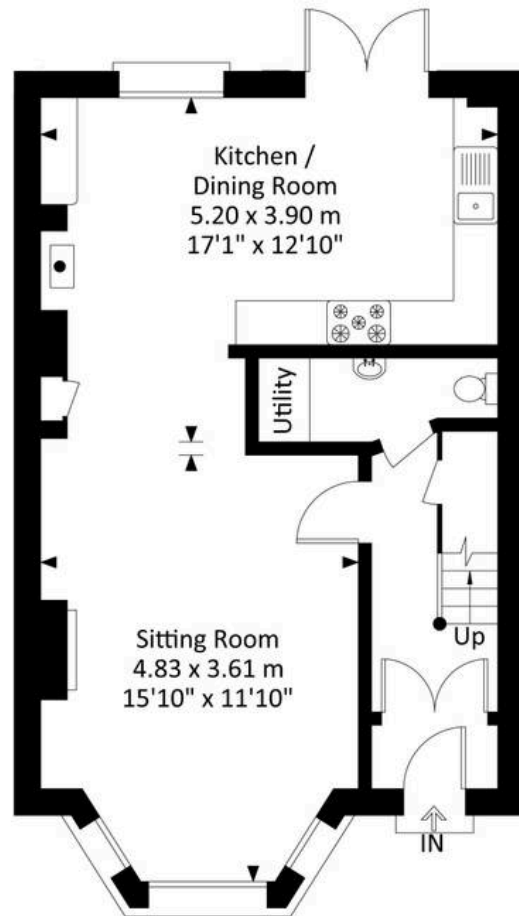


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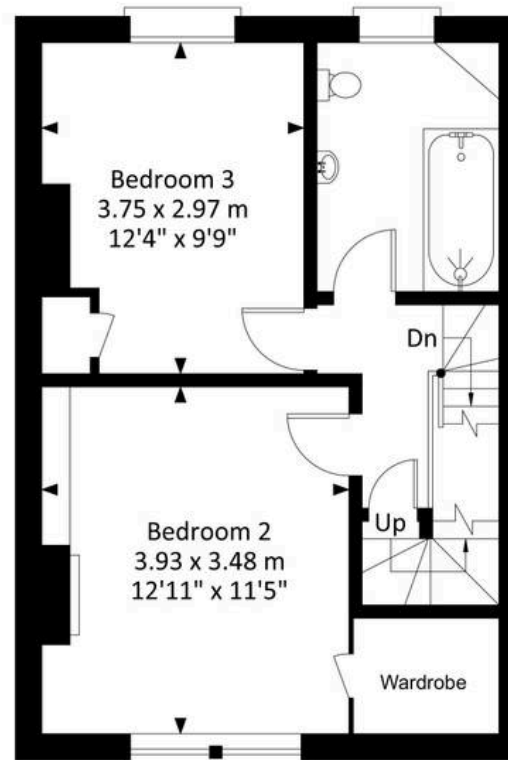


45 Wolsley Road, Bishopston, Bristol, BS7 8EL

Approximate Gross Internal Area = 107.32 sq m / 1155.18 sq ft
(Excluding Eaves Storage)

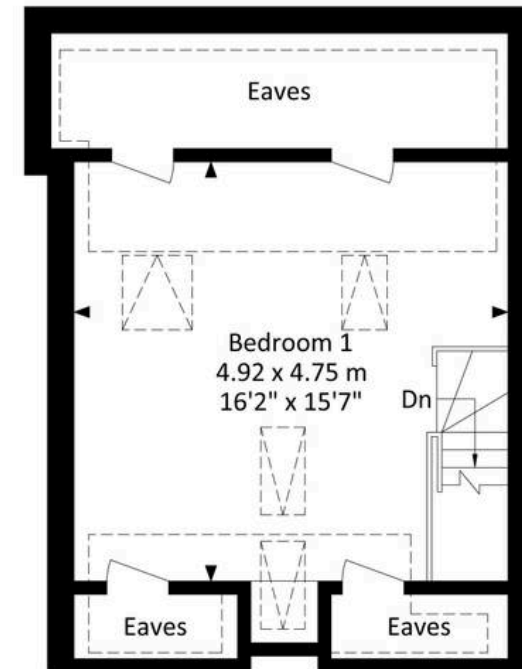


Ground Floor



First Floor

 = Restricted Head Height



Second Floor

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



Elephant Estate Agents

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