



First Floor Flat, 55 Kennington Avenue, Bishopston
£399,950

First Floor Flat

55 Kennington Avenue, Bristol

An immaculately presented two-bedroom garden flat sold with no onward chain.

This beautiful flat is set within a substantial Victorian end-of-terrace property in the heart of Bishopston, close to local independent shops, cafés, and restaurants along the Gloucester Road, the Gloucestershire County Cricket Ground, and the popular St Andrews Park. The property is also near to both Brunel Field and Bishop Road Primary Schools.

Entering the property via steps at the rear, the split-level landing has doors to two double bedrooms, a kitchen/breakfast room, a bathroom and access to the loft via a hatch.

The sitting room is complemented by double-glazed bay sash windows to the front, a ceiling rose and a tiled fireplace.

The kitchen/breakfast room has double-glazed windows overlooking the rear garden. The kitchen has been fitted with modern matte-finish wall and base units, including an electric oven/hob with a stainless steel extractor over it, and space for free-standing appliances.

The double bedroom at the front has two double-glazed sash windows, while the larger double bedroom at the rear has a double-glazed window overlooking the garden; both are neatly decorated and carpeted, with plenty of space for bedroom furniture.

The modern bathroom has a panelled bath with a separate walk-in shower enclosure with a glazed

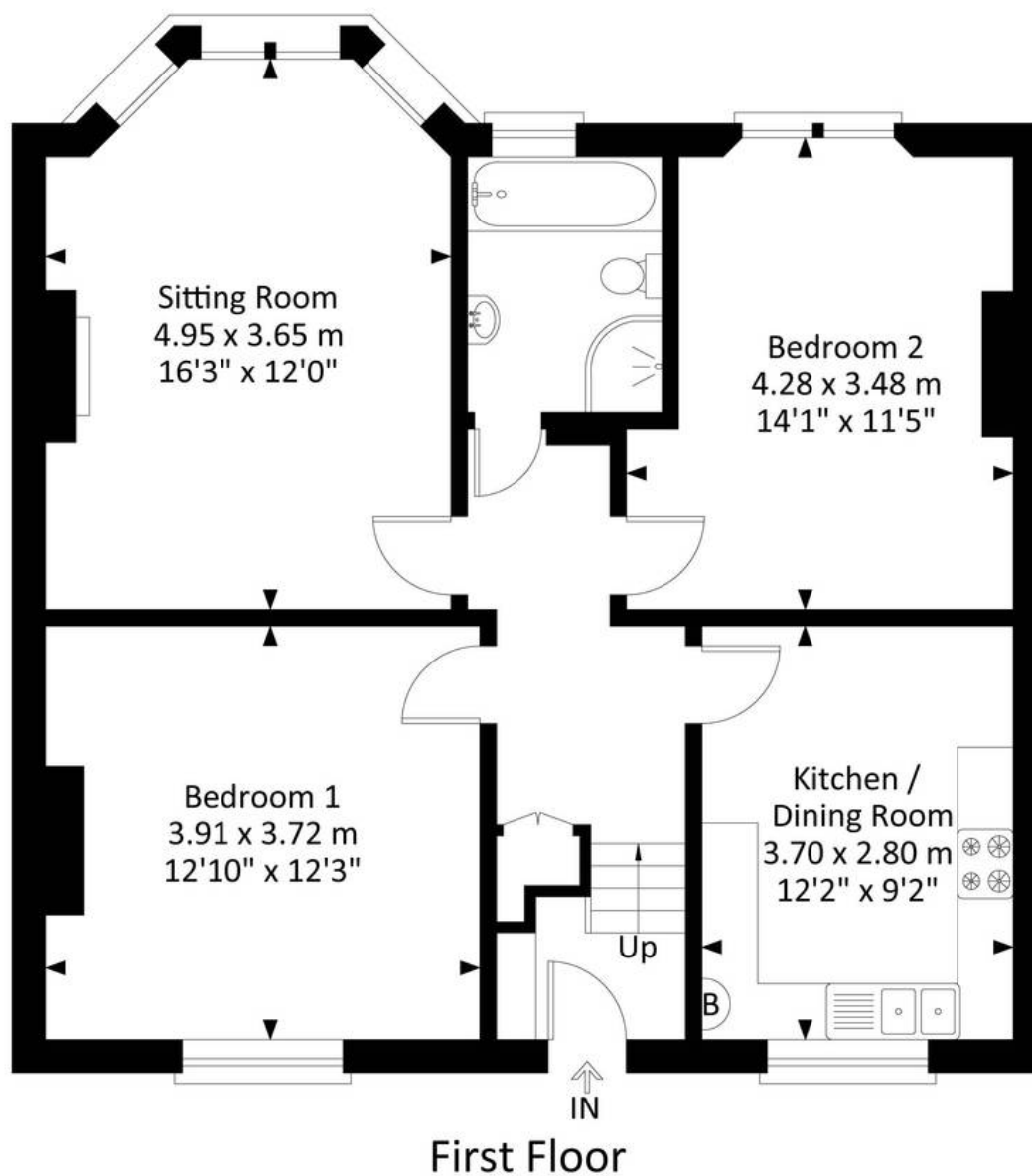


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55A Kennington Avenue, Bishopston, Bristol, BS7 9EU

Approximate Gross Internal Area = 766.82 sq ft / 71.24 sq m



First Floor

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



Elephant Estate Agents

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