



37 MELBOURNE ROAD,  
BISHOPSTON, BS7 8LA

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GOODMAN  
& LILLEY



A FANTASTIC THREE BEDROOM PERIOD HOME HAVING BEEN RECENTLY REFURBISHED AND OFFERED IN EXCELLENT CONDITION, LOCATED ON A SOUGHT AFTER ROAD IN WEST BISHOPSTON. THIS POSITION FALLS WITHIN THE APR FOR THE OUTSTANDING OFSTED RATED BISHOP ROAD PRIMARY AND REDLAND GREEN SECONDARY SCHOOL MAKING IT AN IDEAL HOME FOR FAMILIES.

### Location

A wonderful Bishopston location just one road from the West side of Gloucester Road and therefore within easy reach of bus connections to the city centre and some wonderful independent shops, cafes and restaurants on the popular Gloucester Road itself. The local schooling as mentioned is excellent with the outstanding OFSTED rated Bishop Road Primary School within just 275 metres and the very popular Redland Green School is within 1.km.

### Accommodation

#### Ground Floor

##### Entrance Hall

Access from the front via an entrance door with attractively glazed fanlight, inner entrance porch and glazed inner door, with stairs rising to the first floor, radiator, built in storage and doors to the ground floor rooms.

##### Sitting Room

With double glazed sash window to the front aspect, feature period fireplace, built in under stair storage and radiator.

##### Kitchen / Dining Room

An open plan kitchen / dining room can be found to the rear of the property with double glazed window and glazed door providing access to the rear garden. The kitchen area having been recently refitted now offers fitted attractive wall and base units with matching work surfacing over, one and a half bowl sink unit with mixer tap, some integrated appliances including a halogen hob and eye level electric double oven, space and plumbing for a washing machine. The dining area with space for a table has a built in under stairs storage cupboard and fitted gas fire.

#### First Floor

##### Landing

A bright and open space with velux sky light and doors to all rooms.

##### Bedroom One

Two double glazed sash windows to the front elevation, built in storage housing gas boiler / wardrobes, radiator.

##### Bedroom Two

Double glazed window to the rear over looking the garden, radiator.

##### Bedroom Three

Double glazed window to the rear, radiator.

##### Bathroom

Again having been recently refitted with a modern white three piece suite including panelled bath with shower fitted over, low level WC and wash basin, tiled surrounds, radiator and velux sky light.

#### Outside

##### Front Garden

Setting the house back from the road having bike storage shed and path to the entrance door.

##### Rear Garden

An above average sized attractively landscaped rear garden which is mainly laid to lawn with well stocked borders, patio and raised decking to catch the sun all through the day.

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- Wonderful Period Home
  - Three Bedroom
  - Recently Fitted Open Plan Kitchen / Dining room
  - Excellent West Bishopston Location
  - Great Local Schooling
  - Early Viewing Recommended

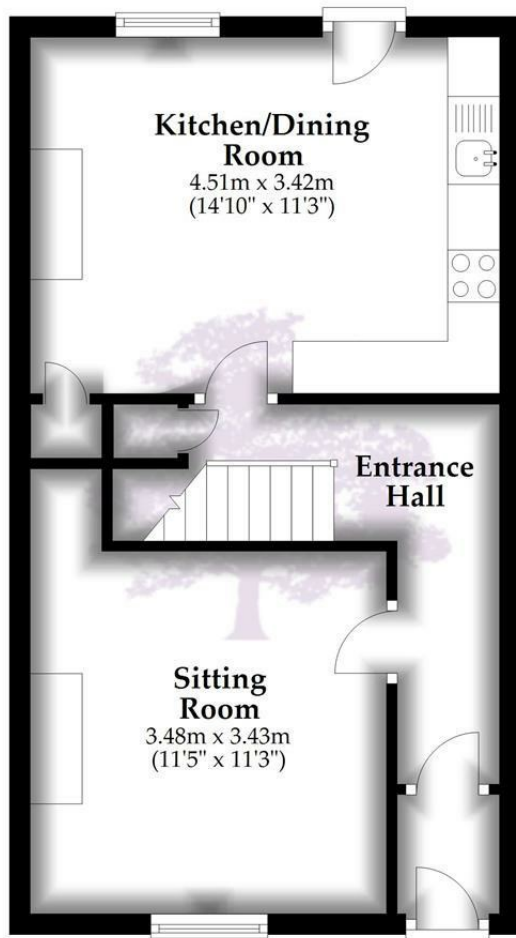


£440,000



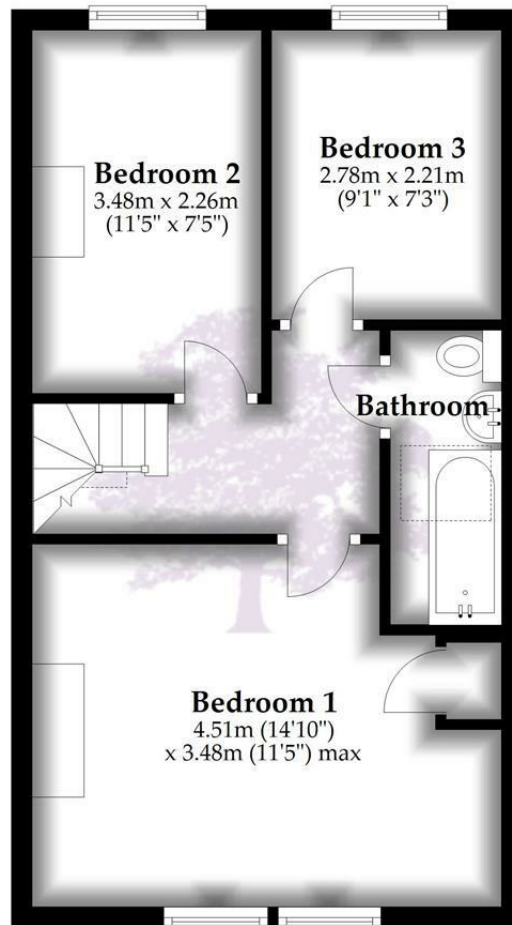
## Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

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