



17 Tyne Road, Bristol
£1,150,000

17 Tyne Road

Bristol

- Four bedrooms
- Victorian semi-detached home
- Off-street parking
- West facing rear garden
- Redland Green APR
- Close to Gloucester Road
- Ensuite shower room
- Quiet tree-lined road

A fine semi-detached period home with off-street parking located on a prime Bishopston road within the APR for both Redland Green and Bishop Road schools. This lovely example sits on a large plot and offers plenty, including four double bedrooms, three receptions, an open-plan kitchen/diner, a separate utility room, a study, a conservatory, and a beautifully maintained west-facing rear garden.

The accommodation on the ground floor comprises a spacious central hallway with stripped wooden floorboards, an understairs storage cupboard and doors to all ground-floor rooms. The sitting room at the front features a large bay with double-glazed sash windows, a ceiling rose, decorative cornice, and a cast-iron fireplace with a wooden surround and shelving within the alcoves. The adjacent reception room shares the same aspect and is currently used as a home office/study. This room retains a garage door at the front and could be converted into a garage by removing a stud wall. Across the hallway, the kitchen/diner extends across the width of the property, the dining area has double doors leading to a conservatory, and alcove shelving with engineered oak flooring extending into the kitchen area. The kitchen is fitted with a range of modern units, an integrated gas hob, two ovens, and



Across the landing, bedrooms two and three are both well-proportioned doubles that overlook the rear garden. The accommodation includes a family bathroom with a panelled bath, a walk-in shower, a w/c, and a vanity unit incorporating a wash basin.

The rear garden is well-established, with a paved patio area bordered by various plants and shrubs, creating an impressive green oasis in the central part of the city. Beyond the patio, steps lead up to a lawn, a pond, and a wooden storage shed, with mature flowers and trees providing a pleasant green boundary. The west-facing aspect is perfect for catching the afternoon and evening sunshine, whilst the useful bike store provides side access and leads through from the front of the property.

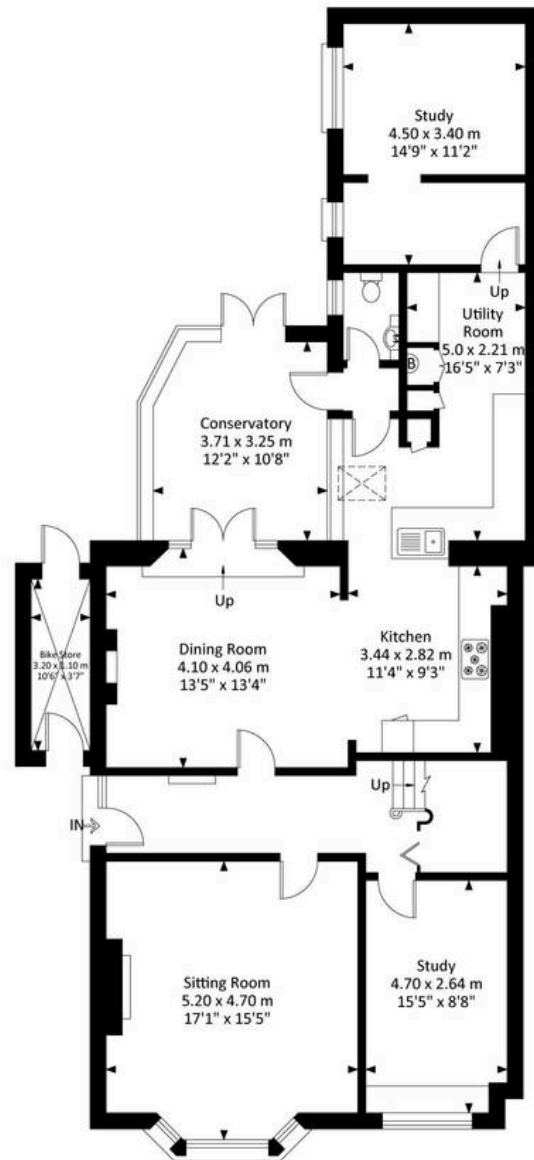
At the front, a paved driveway can accommodate multiple vehicles.

The local independent shops, cafes, and restaurants along Gloucester Road and St Andrews Park are only a short walk away. The property is also near Bishop Road Primary School and Redland Green Secondary School. Redland and Montpelier Stations are within walking distance and offer a direct route into Templemeads or up to Clifton Downs. Nearby bus stops also provide access to arterial bus routes.

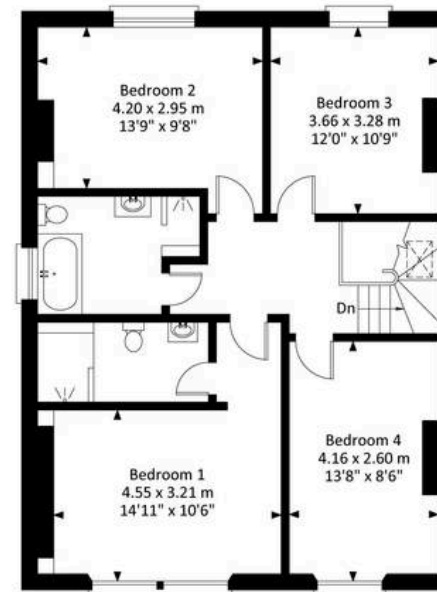


17 Tyne Road, Bishopston, Bristol, BS7 8EE

Approximate Gross Internal Area = 2218.76 sq ft / 206.13 sq m
(Including Bike Store)



Ground Floor



First Floor

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



Elephant Estate Agents

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