



cj HOLE
est. 1867

2 PARKSTONE AVENUE, BRISTOL,
BS7 0BY
£500,000

OFFERED WITH NO ONWARD CHAIN, THIS DISTINCTIVE DETACHED HOME OCCUPIES A PARTICULARLY UNUSUAL AND SECLUDED POSITION. OFFERING VERSATILE ACCOMMODATION, PRIVATE GARDENS TO BOTH THE FRONT, SIDE AND REAR, A SEPARATE GARAGE AND DRIVEWAY PARKING, THE PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A HOME WITH INDIVIDUALITY, FLEXIBILITY AND CONSIDERABLE APPEAL.

The location is ideally suited to modern living, with excellent transport links providing convenient access into Bristol city centre and the surrounding areas. Horfield Common is close by, offering extensive open green space for recreation and leisure, while the highly regarded Gloucester Road is also within easy reach. Here, a diverse range of independent retailers, cafés, restaurants, bars and other amenities can be found, providing an excellent choice for both everyday needs and leisure.

Approached via a private side garden, the property immediately benefits from an attractive degree of privacy and separation from the road. The lawned garden creates a pleasant approach to the house, while the property's position at the start of the road gives it a distinctive presence and a sense of seclusion that is unusual for such a well-connected location.

The entrance hall provides the first indication of the character and individuality found throughout the

property, featuring an attractive stained-glass window and access to the principal ground-floor rooms. Stairs rise to the first floor, while the layout offers excellent flexibility for a variety of lifestyles.

The study is a particularly versatile room, entered via an attractive stable door and currently arranged as a dedicated workspace. The room could readily fulfil a number of alternative uses, including a playroom, snug, hobbies room or additional reception, providing valuable flexibility for families and those working from home.

To the front of the property is the bay-fronted lounge, providing a comfortable and well-proportioned reception room. The bay window allows natural light to fill the room and provides an attractive outlook over the private front garden. This provides a pleasant and separate space in which to relax, away from the principal family accommodation.

To the rear, the property benefits from a generous family room and dining area, creating an excellent central space for modern living. The room provides ample space for both comfortable seating and dining furniture, making it equally suited to everyday family life and entertaining.

The family room opens directly into the adjoining kitchen, creating a sociable arrangement where the different areas work naturally together. The kitchen provides practical storage and preparation space, while sliding doors lead directly onto the rear garden, creating a strong connection between the indoor and outdoor accommodation. This arrangement is particularly well suited to

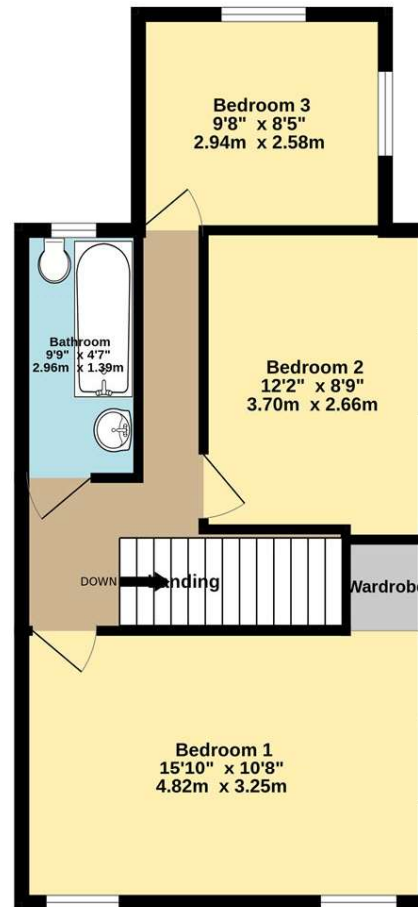
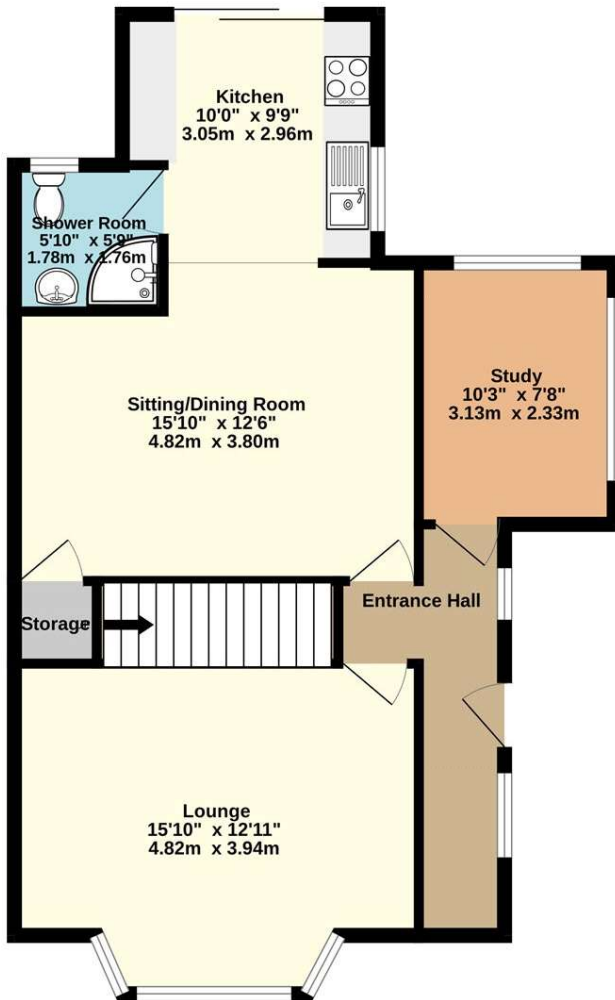


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		75 C
39-54	E	55 D	
21-38	F		
1-20	G		



Ground Floor
682 sq.ft. (63.3 sq.m.) approx.

1st Floor
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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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