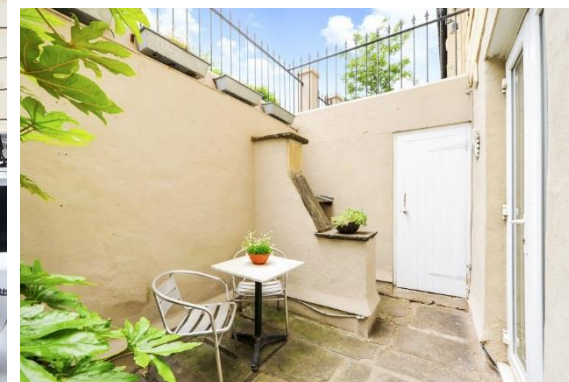




57 SPRINGFIELD ROAD
COTHAM, BRISTOL, BS6 5SW



An exceptionally well-presented early Victorian period 3 storey semi-detached house with very generous proportions (circa 2000 sq.ft.) blending a modern style with period detail and charm.

Guide Price £830,000

Richard Harding
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57 Springfield Road, Cotham, Bristol, BS6 5SW

Set in a quiet no through road, this location is very convenient and popular. Peaceful yet just 250 metres walk from Cheltenham Road (Gloucester Road) with a vast number of cafes, restaurants and bars within a short distance. There is also close proximity to Cabot Circus, BRI/St Michaels Hospitals and Bristol University.

- The accommodation is bright and airy with high ceilings and currently laid out with 3 double bedrooms (the master with en suite), 3 large reception rooms, study and a generous kitchen – could easily be adapted to provide a 4th or even 5th bedroom if desired.
- **Raised Hall Floor:** entrance hall, sitting room/library, living room and study.
- **Ground Floor:** hallway, wc, kitchen, dining room and utility room.
- **First Floor:** landing, bedroom 1 with en suite shower room/wc, bedroom 2, bedroom 3 and family bathroom/wc.
- **Outside there is an entrance courtyard as well as a small but usable front courtyard and a pretty rear garden.**
- **Offered with no onward chain which simplifies the moving process.**

Route to the property: From the mini roundabout junction of Cotham Road/St Michaels Hill/Cotham Hill and Hampton by the Homoeopathic Hospital take the Cotham Road exit. At the end of Cotham Road by the long zebra crossing turn left at the junction into Cotham Brow and just before descending the hill turn right into Fremantle Road. Take the second left into Nugent Hill and then second right into Springfield Road and the subject property can be found on the left hand side.

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GROUND FLOOR

APPROACH: gateway passes through stone pillars with iron balustrade to one side and flagstone flooring leads through an entrance courtyard as well as a small but usable front courtyard. Entrance door with overlight into:-

ENTRANCE HALL: (21'3" x 5'1" overall inclusive of stairwell) (6.48m x 1.55m) there is underfloor heating throughout the raised hall floor level, meter cupboard, ornate ceiling corncicing, stairs rising to the first floor, painted panelled wall and very attractive stained glass door with matching stained glass overlight (opening) and side light through into study area, 2 further doorways into sitting room/library and living room, stairs descend to the ground floor, built in storage cupboard. Alarm control panel.

SITTING ROOM/LIBRARY: (15'2" into chimney recess x 14'6" into window recess) (4.62m x 4.42m) fitted with a range of extensive shelving, ornate ceiling corncicing, ceiling rose, sash window to the front elevation with working shutters, impressive cast iron open fireplace with wooden surround and mantle and slate hearth. Independent access via the hallway to the living room.

LIVING ROOM: (15'2" into chimney recess x 15'1") (4.62m x 4.60m) impressive room with high ceilings, ceiling corncicing and ornate ceiling rose, large double glazed sash window to the rear elevation, cast iron ornamental window box, picture rail, deep skirting board and contemporary range of wall mounted units with an abundance of storage and inset multi-fuel wood burning stove.

STUDY: (8'11" x 6'0") (2.72m x 1.83m) large sash window to the rear elevation, underfloor heating controls/manifold, large built in desk.

LOWER GROUND FLOOR

HALLWAY: generous spacious hallway with charming original tiled floor leading to a partially glazed door leading directly out into the rear garden, radiator, doors opening to the utility, kitchen and dining room, useful understairs storage cupboards, one housing combination Worcester boiler with fitted shelving currently used as a linen or airing cupboard.

WC: low level wc, wall mounted wash hand basin, window to side elevation, radiator, tiled floor.

KITCHEN: (13'10" x 13'6" into chimney recess) (4.22m x 4.11m) a bespoke and high quality Italian kitchen with a range of units incorporating curved Carrera marble worktops, large stainless steel sink unit with inset drainer and swan neck mixer tap with detachable hose, Miele wok burner and Miele 2 gas hob and Miele 2 induction hobs, Miele extractor fan, large fridge/freezer and separate independent waist level double oven and Miele microwave, raised wooden breakfast bar, stainless steel upstand, integrated full size dishwasher, flagstone flooring with underfloor heating, recessed spotlights. Open doorway through and independent access from the hallway into the dining room.

DINING ROOM: (13'10" x 13'7" into chimney recess) (4.22m x 4.14m) charming dining room with original exposed wooden floorboards, large wooden double glazed sash window to the rear elevation with working shutters, radiator, impressive cast iron brushed steel fireplace with tiled lapels, stone surround and mantle, slate hearth, bespoke deep push latch drawers which contain another shallower drawer inside – the deep drawer for crockery and the shallow drawer for cutlery.

UTILITY ROOM: (9'9" x 6'10") (2.97m x 2.08m) fitted with a range of wall and base units with working surface, stainless steel sink unit and draining board, water softener, plumbing for washing machine and tumble dryer, double glazed casement window to the side elevation. Radiator.



FIRST FLOOR

LANDING: (9'6" x 7'1") (2.90m x 2.16m) doors open to 3 bedrooms, bathroom/wc, electrically operated double glazed Velux skylight with rain sensor.

BEDROOM 1: (front) (overall dimensions inclusive of en suite 14'7" into chimney recess x 14'6" (4.45m x 4.42m) large room with very high ceilings, wooded double glazed sash window to front elevation, ceiling cornice, contemporary tall radiators, oriental style sliding door opening into:-

En Suite Shower Room/WC: low level wc, wall mounted hand basin, generous rectangular shower cubicle fully tiled with overhead shower and separate hand held shower fitment, partially tiled walls and tiled floor, extractor fan, inset mirror-fronted bathroom cabinet, recessed spotlights and heated towel rail.

BEDROOM 2: (rear) (15'1" x 11'11" into chimney recess) (4.60m x 3.63m) large room with very high ceiling, double glazed sash wooden window to the rear elevation with surprisingly far reaching views, ceiling cornice, cast iron fireplace, contemporary tall radiators.

BEDROOM 3: (rear) (11'3" x 9'11") (3.43m x 3.02m) generous third double bedroom with high ceilings, ceiling cornice, large sash window to the rear elevation with far reaching views.

BATHROOM/WC: modern white suite with low level wc, pedestal wash hand basin, freestanding bath and separate large rectangular shower, partially tiled walls, extractor fan, heated towel rail, ceiling cornice, sash window to front elevation.

OUTSIDE

FRONT COURTYARD: (13'5" x 7'9") (4.09m x 2.36m) original kitchen flagstone tiled floor, space for small dining table and chairs and wood store and doorway opening into **Work Shop** (7'6" x 7'6") (2.29m x 2.29m) housing gas meter cupboard.

REAR GARDEN: (approx. 31ft x 25ft) (9.45m x 7.62m) very well landscaped with flagstone patio suitable for seating and dining, A couple of steps lead down to a lawned area with a seating area in front of rear boundary wall, leafy borders providing screening from either side and to the side there is a small vegetable/flower garden to the side of the property. Garden shed (6ft x 4ft) (1.83m x 1.22m).

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked by your legal adviser.

PLEASE NOTE:

- As of the 1st April 2018 there is a general requirement for any properties rented out in the private rented sector to have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations came into force for new tenancies and renewals of existing tenancies with effect from 1st April 2018 and will also come into force for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

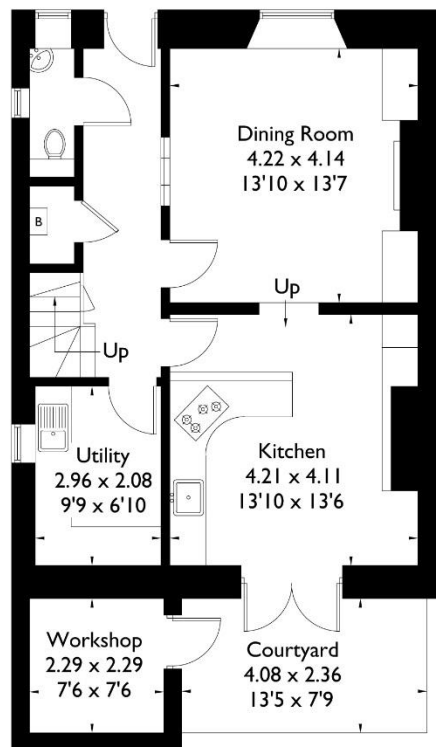
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Approximate Gross Internal Area = 179.9 sq m / 1936 sq ft
 Workshop = 5.2 sq m / 56 sq ft
 Total = 185.1 sq m / 1992 sq ft

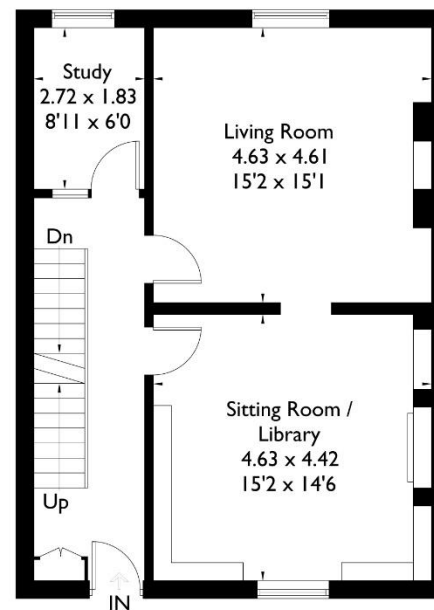


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

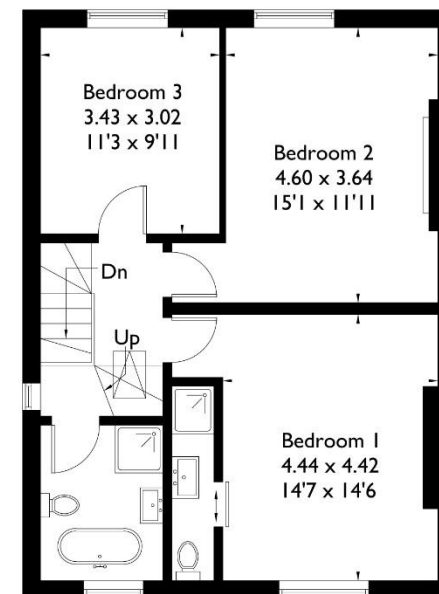
If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.



Ground Floor



Raised Ground Floor



First Floor

Job Ref: 212837

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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