

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 92.5 m² ... 996 ft² (excluding garage)
All measurements are approximate and for display purposes only.



Guide Price £450,000

An attractive three bedroom semi detached home that's located in a highly sought after setting, ideal for growing families.

- 1930s semi detached
- Sought after location
- Two Reception rooms
- Kitchen
- Three bedrooms
- Bathroom
- Gardens
- Detached garage
- Off street parking
- No onward chain

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89 Harrow Road, Brislington, Bristol, BS4 3NB

Situated in a highly sought after location, only a short stroll to the independent retailers of Sandy Park Road, this mock Tudor 1930s three bedroom home offers well cared for and improved accommodation, ideally suited to upsizing families.

Internally the ground floor consists of a porch which leads to a welcoming entrance hallway (with walk in storage cupboard) which in turn leads to a bay fronted Reception room, an eye catching feature fireplace. This floor further offers a rear Reception room that directly overlooks the garden and a modern double galley style kitchen. To the first floor three well proportioned bedrooms are found which are serviced by a modern three piece suite bathroom.

Externally the front of the property offers off street parking that is accessed via a dropped kerb and leads to a detached garage, while the rear benefits from a level lawn, three separate patios ideal for alfresco dining ,a stone chipping area surrounded by pretty flower beds and a useful storage shed.

Benefitting from excellent transport leads to the City Centre, Sandy Park Road shops and amenities, an abundance of nearby green space and several well regarded schools, this handsome home is well suited to families who are upsizing and offers further potential to enhance and extend (subject to obtaining necessary consents) to suit a new owners requirements.

INTERIOR

GROUND FLOOR

PORCH 1.9m x 1m (6'2" x 3'3")

Double glazed windows to front and side aspects, obscured glazed door leading to hallway.

HALLWAY 4.4m x 1.8m (14'5" x 5'10")

Obscured double glazed window to side aspect, built in storage cupboards, radiator, power points. Stairs rising to first floor landing, doors leading to rooms.

RECEPTION ONE 3.9m x 3.9m (12'9" x 12'9")

Double glazed window to front aspect, gas flame effect fire, radiator, power points.

RECEPTION TWO 3.7m x 3.4m (12'1" x 11'1")

Double glazed windows to rear aspect overlooking rear garden, radiator, power points.

KITCHEN 4.7m x 2.6m narrowing to 2.3m (15'5" x 8'6" narrowing to 7'6")

Dual aspect double glazed windows to rear and side aspects, obscured double glazed door to side aspect leading to rear garden. Modern kitchen comprising range of soft close wall and base units with roll top work surfaces, bowl and a quarter sink with mixer tap over, integrated double electric Bosch oven and four ring gas hob with extractor fan over, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, wall mounted gas boiler, power points, tiled splashbacks to all wet areas.

FIRST FLOOR

LANDING 1.9m x 1.7m (6'2" x 5'6")

Double glazed window to side aspect, access to loft via hatch, built in storage cupboard, power points, doors leading to rooms.

BEDROOM ONE 4m x 3.9m (13'1" x 12'9")

Double glazed window to front aspect, an array of built in wardrobes and cupboards, radiator, power points.

BEDROOM TWO 3.8m x 2.9m (12'5" x 9'6")

Double glazed window to rear aspect enjoying far reaching views, an array of built in wardrobes and storage cupboards, radiator, power points.

BEDROOM THREE 2.8m x 2.8m (9'2" x 9'2")

Double glazed window to rear aspect enjoying far reaching views, radiator, power points.

BATHROOM 2.6m narrowing to 1.6m x 1.9m (8'6" narrowing to 5'2" x 6'2")

Obscured double glazed window to front aspect, modern matching three piece suite comprising wash hand basin with mixer tap over, low level WC, panelled bath with electric shower over, heated towel rails, extractor fan, tiled splashbacks to all wet areas.

EXTERIOR

FRONT OF PROPERTY

Low maintenance front garden mainly laid to hardstanding that is accessed via a dropped kerb and provides off street parking. Fenced boundaries, well stocked flower beds, gated path leading to rear garden, path leading to front door.

REAR GARDEN

Low maintenance rear garden offering a level lawn, walled boundaries, three separate patios ideal for entertaining, stone chipping area surrounded by well stocked flower beds, storage shed, outside tap. External power, external access to basement which benefits from power, lighting and considerable storage.

GARAGE 6.5m x 2.8m (21'3" x 9'2")

Accessed via an up and over door, with pedestrian access via double glazed door from the rear garden. Double glazed window to rear aspect overlooking rear garden, benefitting from storage to eaves, power and lighting.

TENURE

This property is freehold

AGENT NOTE

Under the Estate Agents Act 1979 we hereby disclose the seller of this property has a link to a Davies and Way employee. Prospective buyers to be aware that a neighbouring property has submitted a planning application to extend their existing dwelling, further details available on the Bristol Planning Portal, Reference: 24/01090/H. This property is in council tax band C according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

