



9 Northumbria Drive, Henleaze
Guide Price £875,000

RICHARD
HARDING

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Bristol, Bristol, BS9 4HL

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A well-presented, light filled and halls adjoining, 4 double bedroom, 2 bath/shower room, 2 reception room semi-detached 1930's family home within a short level walk of Henleaze high street, having off-street parking for two cars, detached single garage and sunny west facing level rear garden.

The accommodation is arranged over two levels and provides for an excellent family home. The ground floor accommodation has a large entrance hallway with turning staircase. There is both a sitting room (15'5" x 13;10") and a dining room (14'11" x 12'6"), the former with double doors opening onto the aforementioned rear garden. The ground floor is completed by a cloakroom/wc and kitchen/breakfast room (20'10" x 9'0") with shaker style units and integral appliances.

Upstairs a landing gives access to four double bedrooms (the principal of which has an en-suite shower room) and a family bathroom. There is scope for a loft conversion, if desired, subject to first obtaining the necessary consents. N.B. The sellers actually replaced the roof in 2020 with ten year guarantee.

Externally the property has off-street parking for two cars on a brick paved driveway to the front with well stocked border to one side. Accessible via a rear vehicular lane and situated at the far end of the garden there is a detached single garage. The garden is a delight having lovely west and south facing side facing aspects. It is predominantly laid to lawn and level, having sitting out area, useful pedestrian side entrance alongside the property and is enclosed on all three sides by timber fencing which provides a good amount of privacy.

The neighbourhood has a great deal to offer. The nearby schools, whether state or private are of an excellent standard and highly regarded. The local convenience store is a nearby Waitrose. Just a short level walk away is Henleaze high street with its wide array of local amenities, as well as the local library and Orpheus independent cinema. The Downs is nearby offering 400 acres of recreational space.

An earliest viewing is unhesitatingly recommended to avoid disappointment.

Vendor comments: the house has provided excellent space, calm and privacy in a light, bright environment to raise two boys in an excellent location. It's flat, south and westerly facing back garden has ensured many, many days and evenings of fun and entertainment for friends and families alike throughout the years, especially coming into its own from spring all the way through into autumn.





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 are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold with a perpetual yearly rent charge of £12.1s.6d p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F.

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

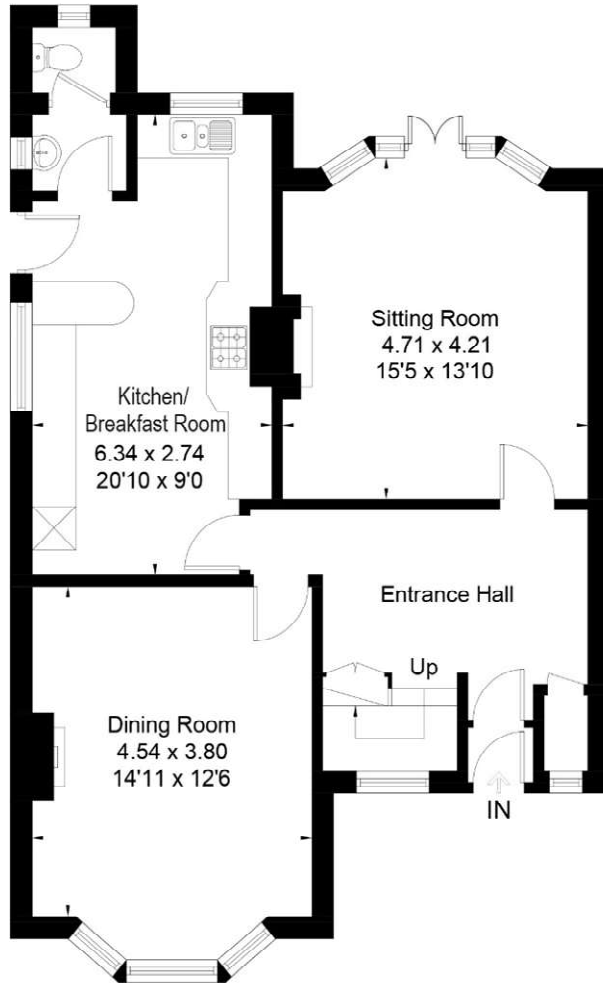
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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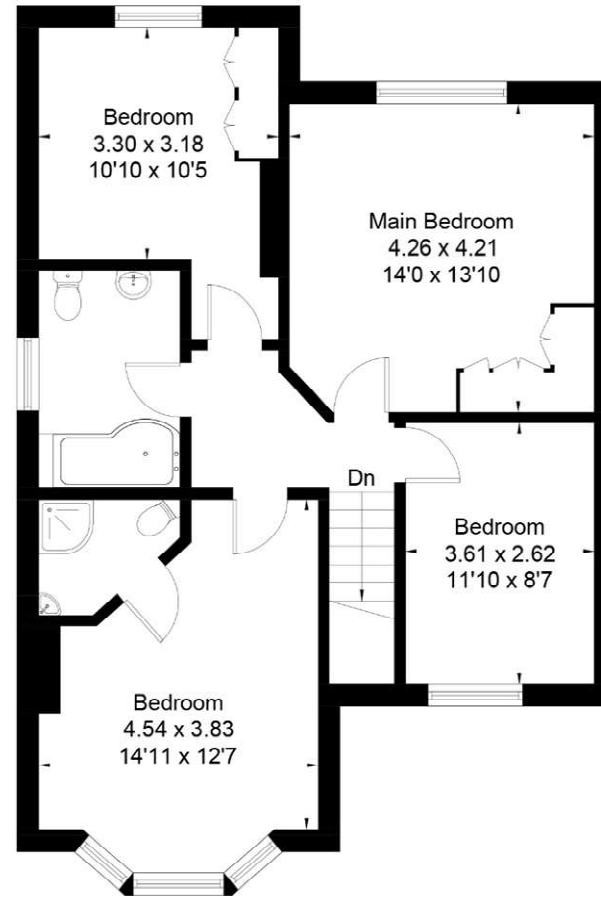
Approximate Floor Area = 149.8 sq m / 1612 sq ft

Garage = 15.7 sq m / 169 sq ft

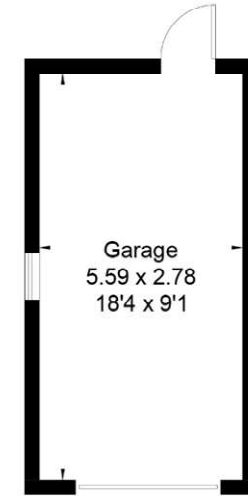
Total = 165.5 sq m / 1781 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63782