



The Wickets, 103 Passage Road

Guide Price Range: £1,000,000 - £1,050,000

**RICHARD  
HARDING**



# The Wickets,

103 Passage Road, Westbury-on-Trym, Bristol, BS9 3LF

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A substantial 5 bedroom, 3 reception room detached family house set on a generous plot with stunning 100ft x 50ft west facing garden, single garage and gated driveway providing parking for several vehicles.

## Key Features

- **Ground Floor:** a generous reception hall, kitchen/breakfast room, utility, sitting/dining room, snug, cloakroom/wc and large walk in storage room (currently used as a study).
- **First Floor:** large landing, 3 double bedrooms (2 with en-suites), family bathroom/wc.
- **Second Floor:** a galleried landing and 2 double bedrooms.
- **Outside:** large gravelled driveway, single garage and fabulous 100ft x 50ft well-tended west facing rear garden.
- **The house is set in a favourable location with convenient access to the amenities of Westbury-on-Trym village, easy access to Bristol city centre or out of town to The Mall/Cribbs Causeway and M5 junction 17 to reach the wider west country for motorway commuting.**
- **The owners are relocating to be closer to family so are offering the house with no onward chain which allows for a prompt and straightforward move.**

## GROUND FLOOR

**APPROACH:** from the pavement pass along the gravelled driveway leading up to the front entrance porch.

**ENTRANCE PORCH:** via composite door with glazed panels, windows to side elevation, ceiling light point, tall moulded skirting boards, wooden door with obscured glazed panels leading to:-

**RECEPTION HALL:** 2 ceiling light points, coving, understairs storage cupboard (with light), 2 radiators, door leading to sitting/dining room, kitchen/breakfast room, snug, walk in storage room, cloakroom/wc. Stairs ascend to the first floor landing.

**SITTING/DINING ROOM:** (33'4" x 11'11") (10.15m x 3.63m) described separately as follows:





**Sitting Room:** 2 ceiling light points, cornicing, log burner, double glazed windows overlooking the front elevation, radiator, moulded skirting boards, square opening leading to:-

**Dining Area:** a light filled room with vaulted ceiling, 3 Velux ceiling skylights, double glazed patio doors leading out onto private rear garden, radiator, tall moulded skirting boards, door leading to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM: (27'7" x 11'0") (8.40m x 3.35m)** a generously proportioned room with an array of fitted wall, base and drawer units with Italian stone worktop over with matching upstand, range cooker, space for the following appliances: dishwasher and upright fridge/freezer, inset 1½ bowl sink with drainer unit to one side with mixer tap over, breakfast bar, inset ceiling downlighters, coving, double glazed windows overlooking the rear elevation, door leading to utility and large square opening to breakfast room.

**Breakfast Room:** ceiling light point, double radiator, coving, double glazed door leading out onto patio and private rear garden, tall moulded skirting boards.

**UTILITY ROOM: (8'3" x 6'4") (2.51m x 1.93m)** fitted with a range of wall, base and drawer units with wood effect square edge laminated worktop over, stainless steel 1½ bowl sink with mixer tap over, space for washing machine and tumble dryer, ceiling light point, tiled surrounds, skirting boards, door to side elevation.

**CLOAKROOM/WC:** comprising low level wc, wash hand basin set on vanity unit, wall light points, tiled splashback, radiator, moulded skirting boards, tiled flooring.

**WALK IN STORAGE ROOM:** (currently used as a study), ceiling light point, coving, fitted shelving, built in desks on two walls, USB points, moulded skirting boards.

**SNUG: (11'10" x 11'6") (3.60m x 3.50m)** double doors leading from entrance hallway, ceiling light point, coving, double glazed windows overlooking the front elevation, radiator, telephone point, tall moulded skirting boards.

## FIRST FLOOR

**LANDING:** window overlooking the rear garden, 2 ceiling light points, moulded skirting boards, coving, radiator, large storage cupboard with hanging rail, shelving and light point. Doors lead to bedroom 1, bedroom 2, bedroom 3, family bathroom/wc and stairs ascend to the second floor landing. Cupboard housing hot water cylinder.

**BEDROOM 1: (18'2" x 11'11") (5.53m x 3.63m)** a beautiful triple aspect bedroom with double glazed windows to front, side and rear elevations, 2 ceiling light points, 2 radiators, built in wardrobe with hanging rail and shelving above, moulded skirting boards, door leading to:-

**En Suite Shower Room/wc:** a modern white shower room suite comprising low level wc, wash hand basin set on vanity unit, double shower enclosure with waterfall shower plus detachable shower head over, tiled surrounds, radiator, wood effect flooring, moulded skirting boards.

**BEDROOM 2: (18'3" x 11'0") (5.55m x 3.36m)** a double bedroom with 2 double glazed windows overlooking the rear garden, ceiling light point, coving, 2 radiators, built in wardrobe with hanging rail and storage shelf above, tall moulded skirting boards, door leading to:-

**En Suite Shower Room/wc:** a white suite comprising of low level wc, pedestal wash hand basin, corner shower enclosure, ceiling light point, fully tiled walls, wall mounted towel radiator, tile effect flooring, moulded skirting boards.

**BEDROOM 3: (19'2" x 10'2") (5.85m x 3.09m)** a double bedroom with 2 sets of double glazed windows overlooking the front elevation, 3 ceiling light points, 2 radiators, telephone point, moulded skirting boards.

**FAMILY BATHROOM/WC:** a white bathroom suite comprising low level wc, pedestal wash hand basin, bidet, bath and separate oversized shower enclosure with waterfall shower plus separate detachable shower head over, inset ceiling downlighters, obscure double glazed window to the side elevation, coving, wall mounted towel radiator, tiled surrounds, tiled flooring.

## SECOND FLOOR

**LANDING:** large ceiling skylight, storage to the eaves, 2 ceiling light points, doors leading to bedroom 4 and bedroom 5.

**BEDROOM 4: (19'4" x 12'2") (5.89m x 3.70m)** a double bedroom with 2 ceiling light points, large skylight with additional double glazed window to the rear elevation, radiator, small built in storage cupboard plus wardrobe with hanging rail with shelf above, skirting boards.





**BEDROOM 5: (16'0" x 10'8") (4.87m x 3.24m)** a double bedroom with ceiling light point, large ceiling skylight, storage cupboards to the eaves, radiator, skirting boards.

## OUTSIDE

**GARAGE: (18'8" x 8'6") (5.70m x 8'6")** with up and over door, power and light, wall mounted Worcester condensing boiler, boarded storage area with additional light point, water tap.

**DRIVEWAY:** a large gravelled driveway providing parking for several vehicles fully enclosed with wooden gate.

**REAR GARDEN: (100ft x 50ft) (30.48m x 15.24m)** a stunning west facing rear garden which is mainly laid to a level lawn with deep borders housing a variety of mature trees, shrubs and plants. Large patio area accessed directly from the sitting/dining room as well as the kitchen/breakfast room, laid to flagstone paving, 3 outside lights, power and water tap, garden shed. The garden is fully enclosed by a variety of wooden fencing.

## 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.

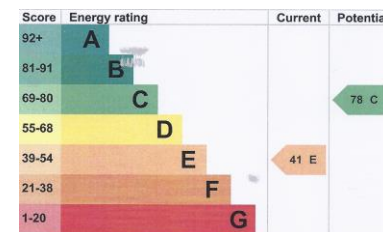
**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**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.



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





# Passage Road, Westbury-on-Trym, Bristol, BS9 3LF


Approximate Gross Internal Area = 243.8 sq m/ 2624.3 sq ft  
(Excludes Reduced Headroom Area/ Eaves/ Garage)

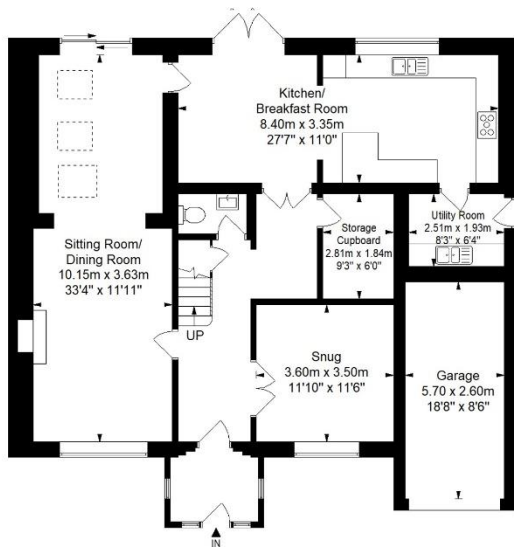
Reduced Headroom Area/ Eaves = 37.0 sq m/ 398.3 sq ft

Garage Area = 14.8 sq m/ 159.3 sq ft

Total Area = 295.6 sq m/ 3181.9 sq ft



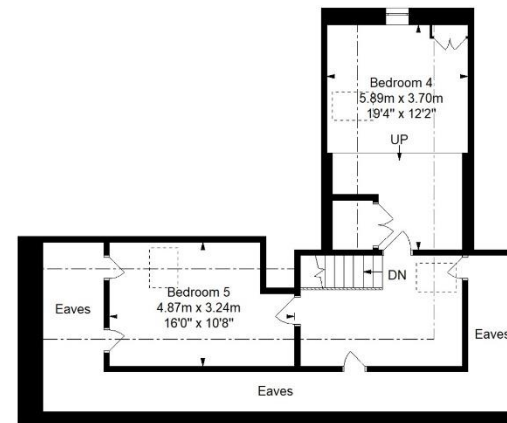
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print