



Sefton Lodge, 1 Surrey Road, Bishopston

Guide Price: £830,000

**RICHARD
HARDING**



Sefton Lodge, 1 Surrey Road,

Bishopston, Bristol, BS7 9DJ

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Situated on the corner of one of Bishopston's most coveted roads, a substantial & striking double bay fronted four-bedroom end of terrace Victorian home flooded with natural light which retains a wealth of period features throughout.

Key Features

- A remarkable 4-bedroom double bay fronted end of terrace Victorian family home which blends classic period charm with contemporary additions to provide the most characterful and stylish home.
- Tucked away on the corner of a quiet, family road within the heart of Bishopston, being within easy reach of St Andrews park, Gloucester Road with its bus connections and fabulous independent shops, cafes and restaurants and within circa 400 metres of Brunel Fields and Sefton Park Primary Schools.
- Flooded with plenty of natural light due to enjoying a southwest facing aspect to its front elevation.
- Well-proportioned sunny garden with side access.
- An attractive and impressive double fronted home of some quality - a rare find.





GROUND FLOOR

APPROACH: from the pavement the property is accessed over a concrete step which leads beside a small and compact front courtyard garden area, a pathway then leads off to the left hand side to a side entrance via a wooden gate which leads into the garden. Immediately in front of you is a six panelled wooden front door which subsequently leads into:-

ENTRANCE HALLWAY: which provides access off to the principal rooms on this level including the kitchen/dining space, downstairs shower/wc, sitting room which in turn provides access out to the garden. Wooden flooring with inlaid door mat, gas radiator, wall mounted coat hooks, original period tiled glass over the door, ceiling corning, light point. Thermostat, moulded skirting boards, cupboards housing the electricity and gas meters. Staircase ascends to the upper levels of the house with a beautiful wooden balustrade.

KITCHEN/DINING SPACE: (20'6" x 13'7") (6.25m x 4.14m) measured as one but described separately as follows:-

Kitchen: wooden flooring. Fitted kitchen with an array of wall, base and drawer units, integrated fridge/freezer and dishwasher, ceramic 1½ bowl sink with integrated drainer unit to side and swan neck stainless steel tap over, square edged wooden butcher style worktops, space for gas oven with 4 ring gas hob over and integrated extractor hood above, glass splashback behind, inset ceiling downlights, light point, free standing island with square edged wooden worktops providing a useful sociable space currently utilised as a breakfast bar, space for free standing fridge/freezer.

Dining Space: wooden flooring, single sash bay window to front elevation with plantation style shutters providing plenty of natural light, gas radiator, moulded skirting boards, light point, ceiling corning throughout, picture rail, integrated cupboard housing the Vaillant combi boiler.

DOWNSTAIRS SHOWER/WC: accessed via a four panelled door with glass inserts, laid with decorative tiled flooring, stone wall tiling on all sides, low level wc with dual flush, wall mounted wash hand basin with stainless steel tap, inset ceiling downlights, wall mounted shower controls and shower head over.

SITTING ROOM: (19'6" x 16'3") (5.97m x 4.93m) wooden flooring, cast iron fireplace with working fireplace with wooden surround, moulded skirting boards, picture rail, 2 gas radiators, dual aspect room with plenty of natural light coming in through the front elevation via a single sash window with working wooden shutters set into bay providing a pleasant outlook across the street scene and additional window to the side elevation. Beautiful ceiling corning, ceiling rose. French doors with single sash windows on either side lead out to the rear garden.



FIRST FLOOR

LANDING: stairs ascend from the ground floor which provides access off to the principal rooms on this level, laid with fitted carpet, moulded skirting boards, light point, ceiling rose. Staircase ascends to the second floor landing.

BEDROOM 1: (18'9" x 16'3") (5.70m x 4.96m) laid with fitted carpet, moulded skirting boards, picture rail, ceiling rose and light point, dual aspect room with single sash windows to the front and side elevations allowing plenty of natural light through with a leafy outlook towards the street scene to both elevations, gas radiator, space for large integrated wardrobe space, secondary gas radiator. Exceptionally large master bedroom with plenty of space for a king size bed, desk, wardrobes etc.

BEDROOM 2: (14'11" x 13'7") (4.55m x 4.13m) stripped wooden floorboards, plenty of natural light coming in from the front elevation via 2 large single sash windows with a leafy outlook across towards the street scene, gas radiator, picture rail, light point with ceiling rose, large integrated wardrobe space.

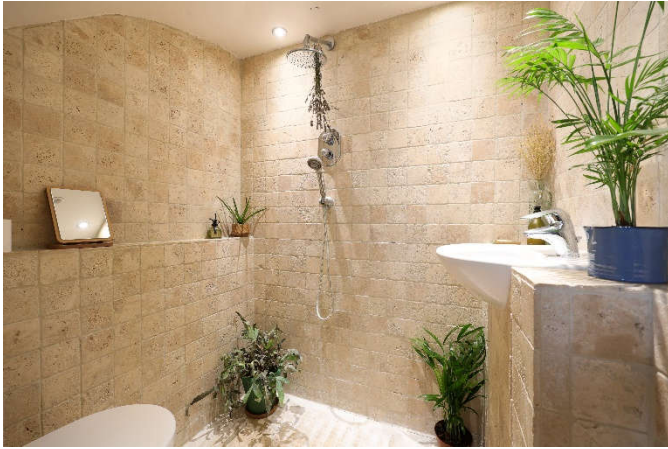
FAMILY BATHROOM/WC: comprises a low level wc with dual flush, wall mounted wash hand basin with stainless steel above, bath cubicle with wall mounted shower head and controls with fully tiled walls, chrome towel radiator, stylish tiled flooring, inset ceiling downlights, light coming in through an extent via the front elevation via a frosted single sash window, extractor fan.

SECOND FLOOR

LANDING: carpeted staircase ascends to the second floor landing with access off to bedroom 3 and bedroom 4. Loft hatch above providing access to loft storage space which is well proportioned with good head height.

BEDROOM 3: (15'2" x 13'2") (4.62m x 4.01m) fitted carpet, gas radiator, a dual aspect room allowing plenty of natural light in from the front and side elevation via large Velux skylights, moulded skirting boards, light point. A really well-proportioned bedroom with easily enough space for king size bed, desk, wardrobes etc depending upon one's needs.

BEDROOM 4: (15'0" x 11'10") (4.56m x 3.60m) laid with fitted carpet, moulded skirting boards, radiator, ceiling light point, plenty of natural light coming in via the front and side elevation via 2 large Velux skylights.



OUTSIDE

FRONT GARDEN: predominantly laid to stone and gravel chippings, dwarf stone boundary wall to the front elevation over the steps accessed via an iron gate.

REAR GARDEN: a pretty garden half laid to turf and half laid to chip gravel, enclosed by wooden fencing, borders with a variety of shrubs, plants and small trees providing a degree of tranquillity and privacy. A well maintained space which in turn is the perfect al fresco dining space due to its south west aspect.

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: E

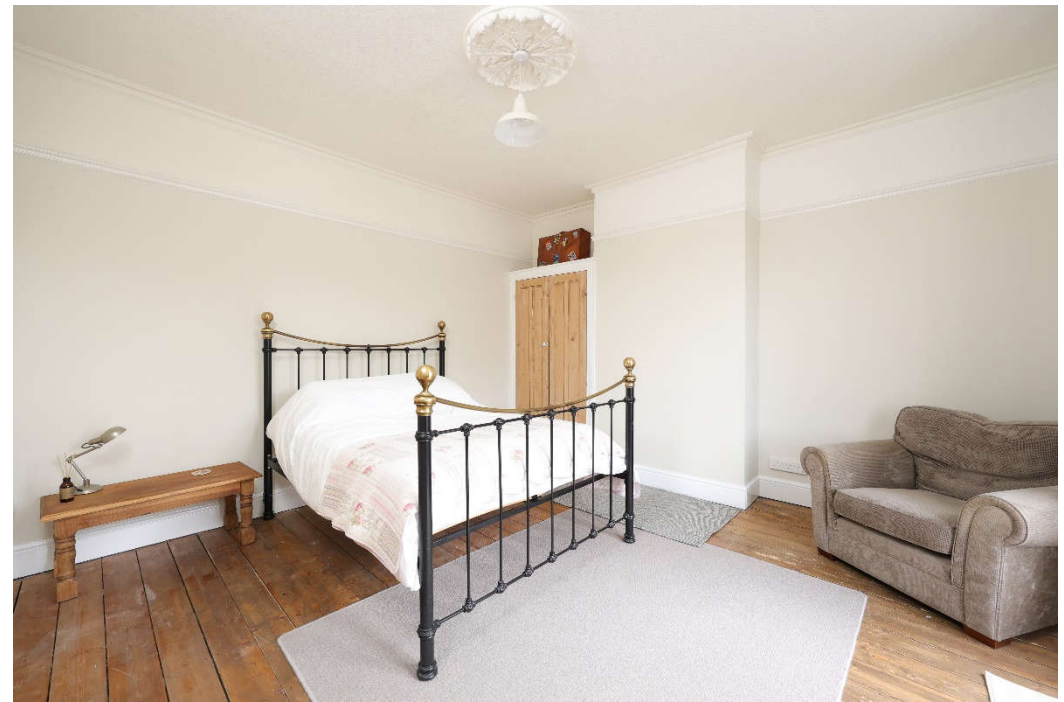
PLEASE NOTE:

- 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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

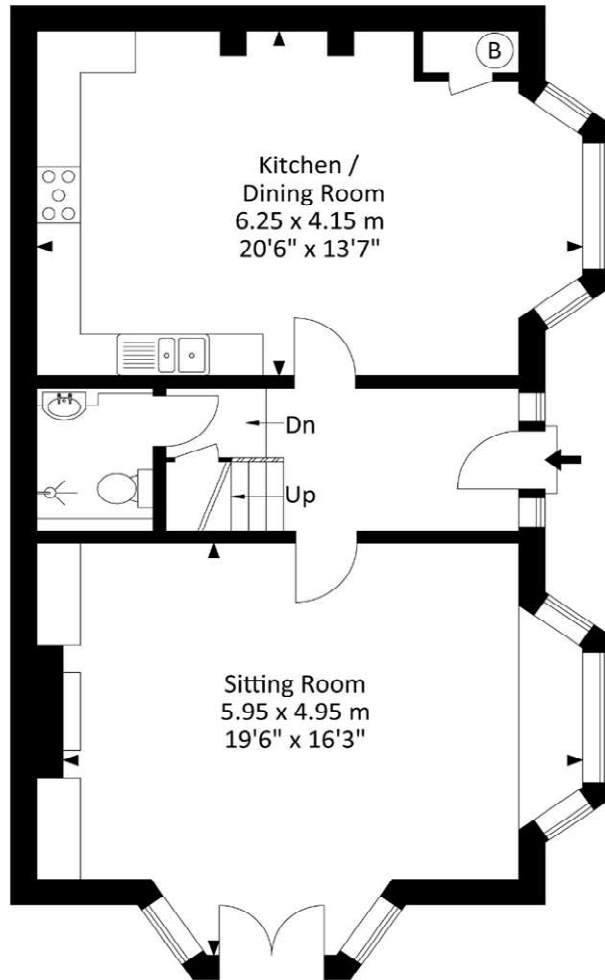
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



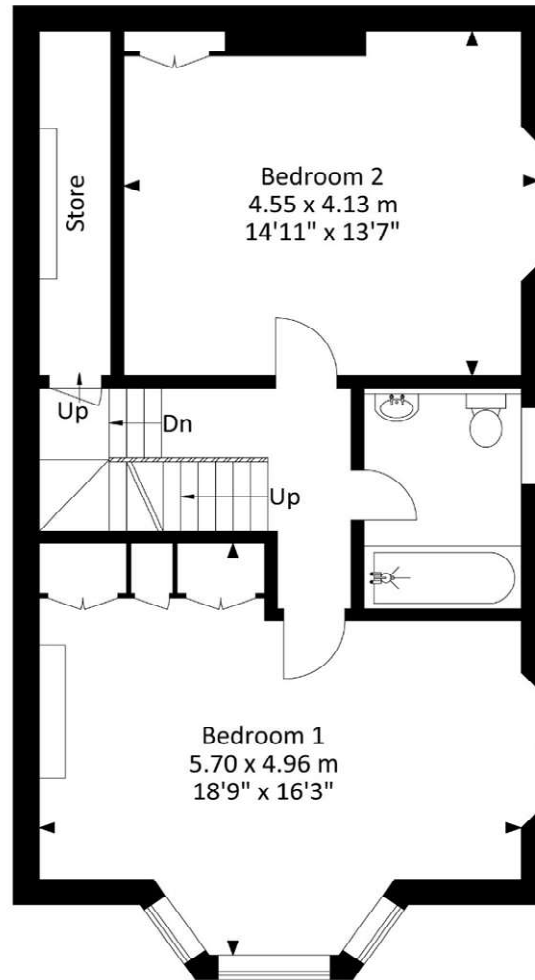


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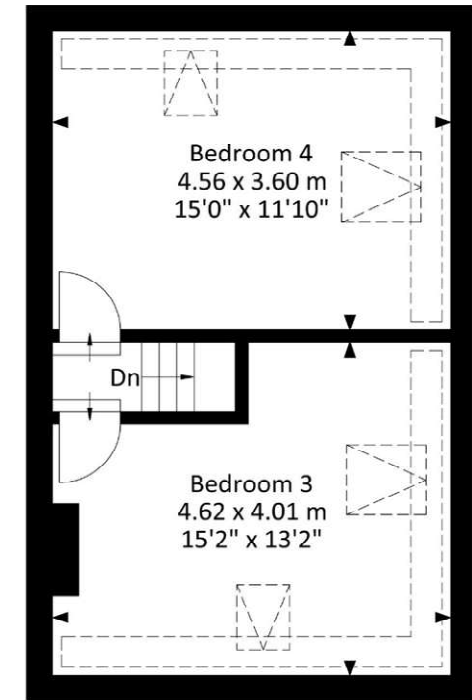
Approx. Gross Internal Area 1670.23 Sq.Ft - 155.17 Sq.M



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.