



22 Kings Drive, Bishopston
Guide Price £850,000

RICHARD
HARDING



22 Kings Drive, Bishopston, Bristol, BS7 8JP

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A spacious and light filled, 4 bedroom, 2 reception room, end of terraced family home enjoying 50ft rear garden, off-street parking for 3/4 cars, detached single garage, useful cellar space and wonderful views.

Situated in a prime location for families, on a desirable road within 850 metres of Redland Green Secondary School, as well as within 400 metres of Bishop Road Primary School, offering the convenience of being within easy reach of the local shops, cafes and bus connections of Gloucester Road, as well as Waitrose supermarket on North View and Henleaze high street.

On the ground floor, there is a spacious reception hall with elegant wide staircase ascending to the first floor, and provides access to all main rooms. The sitting room has a wide box bay window, a central gas stove and fitted cupboards/shelving to either side. The dining room and kitchen/breakfast room are both situated at the back of the house with large windows overlooking the garden.

On the first floor, there are three bedrooms and a family bathroom with staircase ascending to a second floor fourth bedroom.

Externally, there is generous block paved driveway parking for 3/4 cars with established perimeter flower beds. Gated side access is given to the rear garden which comprises a sitting out area, section of lawn and well-stocked borders. Access from the garden to a useful cellar storage area. Situated a short way down an adjoining lane there is a detached single garage.





GROUND FLOOR

APPROACH: from the brick paved driveway, there is a bricked arch with obscure multi-paned front door and matching side panels to either side, opening to:-

RECEPTION HALL: a most welcoming entrance with in-laid entrance mat and engineered oak flooring, moulded skirting, picture rail, coved ceiling, ceiling light point, radiator. Elegant staircase ascending to the first floor with handrail and ornately carved spindles. Understairs storage cupboard with light, shelving and coat hooks. Panelled doors with moulded architraves and brass door furniture, opening to:-

SITTING ROOM: (14'10" x 12'0) (4.51m x 3.65m) box bay window to front elevation overlooking the driveway. Central chimney breast with inset wood effect gas stove, ornately carved mantelpiece and slate hearth. Recesses to either side of the chimney breast (both with fitted book shelving and double opening cupboards). Engineered oak flooring, moulded skirting, picture rail, radiator.

DINING ROOM: (13'0 x 13'0) (3.97m x 3.96m) large window overlooking the rear garden with far reaching views. Chimney breast with recesses to either side (both with fitted floating book shelves), wood effect flooring, picture rail, ceiling light point, radiator.

KITCHEN/BREAKFAST ROOM: (16'2" x 8'11" extending to 13'1") (4.94m x 2.72m/3.99m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets. Roll edged granite effect worktop surfaces with splashback tiling and pelmet lighting. Stainless steel sink with draining board to side and mixer tap over, breakfast bar with shelving incorporated and serving hatch through to dining room, space for dishwasher, space and plumbing for washing machine, space for American style fridge/freezer with shelving over, two radiators, inset ceiling downlights, ceiling light point. Window to the side elevation and virtually full height windows overlooking the rear garden with far reaching views. Part obscure glazed door opening externally to the rear garden.

FIRST FLOOR

LANDING: base level cabinets, moulded skirtings, picture rail, ceiling light point. Staircase ascending to the second floor. Panelled doors with moulded architraves and brass door furniture, opening to:-

BEDROOM 1: (14'11" x 12'0) (4.55m x 3.65m) box bay window to the front elevation with radiator below, exposed wooden floorboards, chimney breast with recess to either side, inset ceiling downlights, wall light point.

BEDROOM 2: (13'0 x 11'6") (3.97m x 3.51m) large window overlooking the rear garden with far reaching city views across the neighbouring allotments. Engineered oak flooring, chimney breast with recesses to either side, radiator, coved ceiling, ceiling light point.

BEDROOM 3: (10'5" x 9'8") (3.18m x 2.94m) large window overlooking the rear garden with far reaching views across the neighbouring allotments. Engineered oak flooring, moulded skirtings, coved ceiling, radiator, ceiling light point, raised height window through to the stairwell.

BATHROOM/WC: P-shaped bath with mixer tap, shower screen, wall mounted electric shower, handheld shower attachment and an overhead circular shower. Low level dual flush WC with concealed cistern. Wall mounted wash handbasin with mixer tap and double pull-out drawers below. Tiled effect flooring, heated towel rail/radiator, mirrored cupboard with integral lighting, majority tiled walls, inset ceiling downlights, extractor fan, two obscure glazed windows to the side elevation.

SECOND FLOOR

LANDING: wall light. Door with moulded architraves and brass door furniture, opening to:-

BEDROOM 4: (14'8" x 13'9") (4.48m x 4.19m) part restricted head height with Velux windows to all three sides, eaves storage cupboards, radiator, ceiling light point.





OUTSIDE

DRIVEWAY PARKING: (37ft x 25ft) (11.28m x 7.62m) brick paved driveway parking for two cars comfortably and possibly even three. Pedestrian gate with side access to:-

REAR GARDEN: (50ft x 25ft) (15.24m x 7.62m) immediately to the rear of the house there is a patio with ample space for garden furniture, potted plants and barbecuing etc., steps then down to a section of lawn enclosed by timber fencing with a selection of mature shrubs, cherry blossom and climbing hydrangea. Shallow flight of steps down to a large undercroft storage area.

DETACHED SINGLE GARAGE: (15'4" x 8'10") (4.68m x 2.70m) accessed via the vehicular lane alongside the house. Metal up and over door, pitched roof.

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		77 C
55-68	D	67 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.





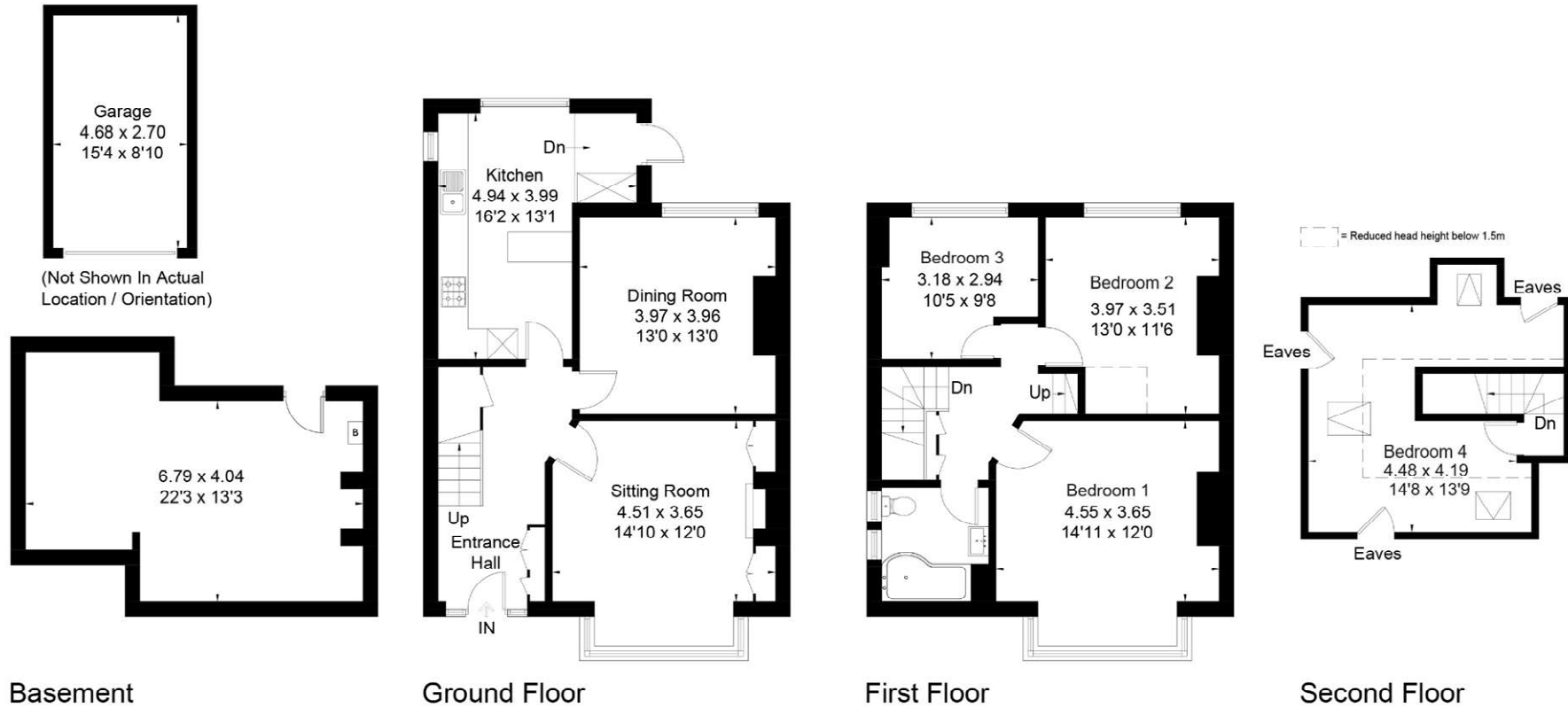
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Approximate Floor Area = 143.1 sq m / 1540 sq ft

Basement = 27.9 sq m / 300 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 183.7 sq m / 1977 sq ft



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 #66579