



5 Berkeley Avenue, Bishopston
Guide Price Range £500,000 - £525,000

RICHARD
HARDING

5 Berkeley Avenue , Bishopston

Bristol, BS7 8HH

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An incredibly attractive and well located two double bedroom, two reception Victorian terraced home, situated on the desirable cul-de-sac close to Gloucester Road and within just 600 metres of Redland Green School.

Key Features

- Many retained period features and a calm, welcoming atmosphere.
- Potential for loft conversion subject to any necessary consents.
- Westerly facing garden attracting much of the days sunshine.
- Prime location, in a peaceful cul-de-sac in the heart of Bishopston within easy reach of the multitude of independent shops, cafes and restaurants of Gloucester Road, whilst also being near to excellent schools.
- **Ground Floor:** entrance hallway, bay-fronted sitting room, reception two, separate kitchen leading onto the rear garden, understairs storage cupboard.
- **First Floor:** two double bedrooms and a good sized bathroom, plus additional loft space with further scope for conversion (subject to any necessary consents).
- A charming period house with no onward chain and offering an exciting blank canvass decoratively for one to put their own stamp on to.



GROUND FLOOR

APPROACH: via short pathway leading through a courtyard front garden to the main front door of the house. Opens to:

ENTRANCE HALLWAY: high ceilings, fuse box for electrics, coat hooks, radiator, original staircase rising to the first floor landing with generous understairs storage cupboard. Doors leading off to:-

SITTING ROOM: (12'11" x 12'0") (3.94m x 3.67m) bay fronted room with high ceilings, ceiling corning, period style fireplace with inset tiles, wood surround, mantle and slate hearth. Three sash windows to front elevation, built-in shelving to chimney recess, radiator.

DINING ROOM: (10'8" x 10'2") (3.26m x 3.09m) double glazed window to rear overlooking the rear garden and offering leafy outlook beyond, over neighbouring gardens and the rooftops of Bishopston and Redland. High ceilings with ceiling coving, feature chimney recess, radiator.

KITCHEN: (9'2" x 8'0") (2.79m x 2.44m) fitted kitchen comprising base and eye level cupboards and drawers with roll edged laminated worktop over and inset stainless steel sink and drainer unit. Appliance space for cooker, washing machine and fridge. Wall mounted Worcester gas central heating boiler, double glazed window to rear and double glazed door to side accessing the rear garden.

FIRST FLOOR

LANDING: high ceilings and doors off to:

BEDROOM 1: (15'5" x 10'5") (4.70m x 3.17m) generous double bedroom spanning the width of the house, with high ceilings ceiling coving, original fireplace, built-in shelving to chimney recess, radiator, two sash windows to front elevation.





BEDROOM 2: (10'8" x 10'1") (3.24m x 3.08m) double bedroom with high ceilings, attractive period fireplace, radiator and double glazed window to rear offering wonderful open views over neighbouring gardens and rooftops of surrounding area. Small loft hatch accessing loft storage space and potential for a loft conversion (subject to any necessary consents).

BATHROOM/WC: white suite comprising panelled bath with mixer taps and shower attachment, low level WC, pedestal wash basin, double glazed window to rear, wood laminated flooring, radiator and period fireplace.

OUTSIDE

FRONT GARDEN: small paved courtyard area to the front of the property.

REAR GARDEN: (26'0" max into side return area reducing to 16'0" x 16'0") (7.92m/4.88m x 4.88m) westerly facing rear garden enjoying much of the afternoon and evening sunshine. Mainly laid to stone chippings with flower borders containing various shrubs and raised paved seating area closest to the kitchen.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

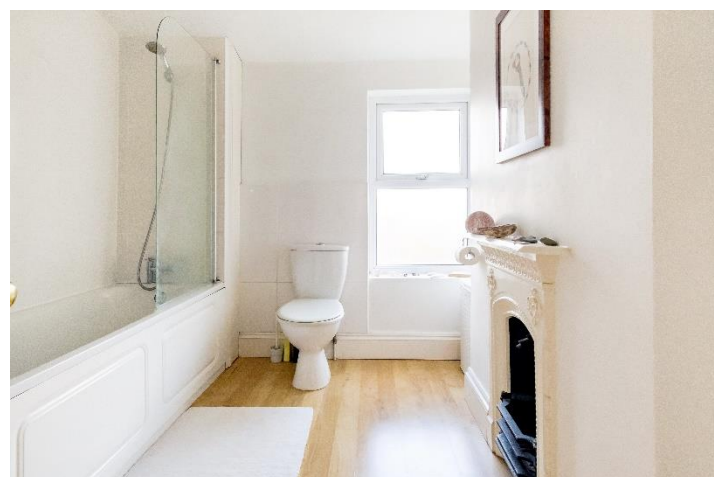
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: C

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.

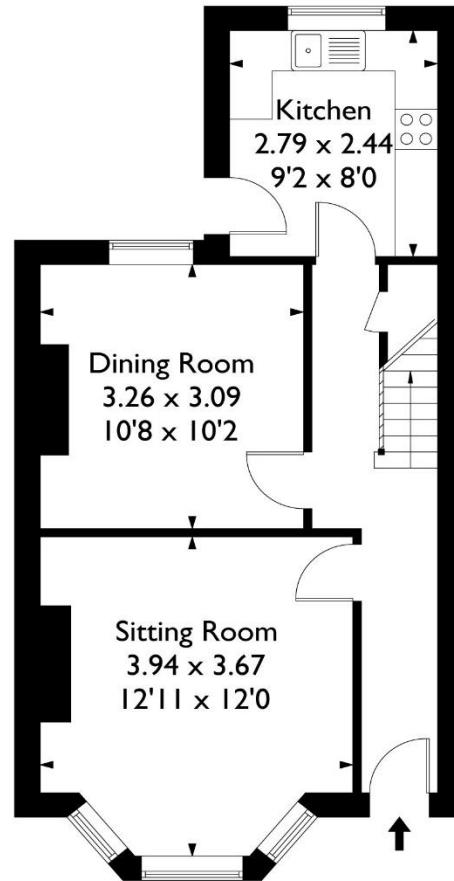


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

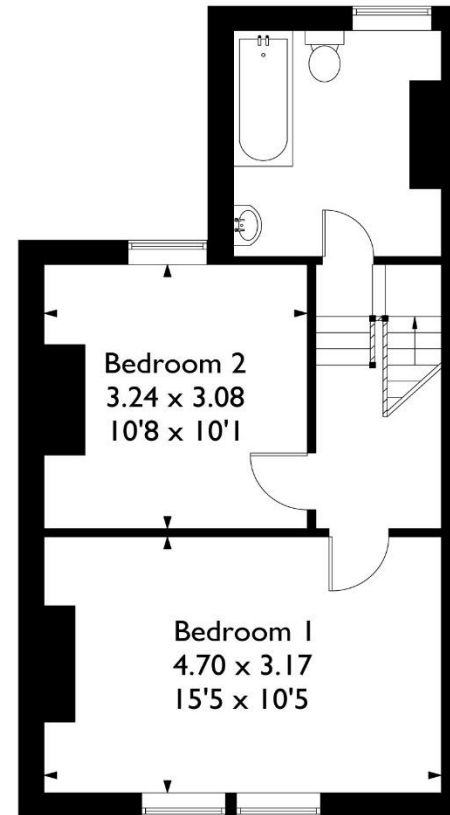
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

5 Berkeley Avenue, Bishopston, Bristol BS7 8HH

Approximate Gross Internal Area 76.60 sq m / 824.30 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.