



66 Kennington Avenue, Bishopston
Guide Price £895,000

RICHARD
HARDING



66 Kennington Avenue,

Bishopston, Bristol, BS7 9ES

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A spacious and rather impressive Victorian period family home situated in the heart of Bishopston, within easy reach of Gloucester Road. Further benefiting from a creative architect extended kitchen/dining space, level rear garden and the rare advantage of an insulated garden studio and storage garage.

Key Features

- Three double bedrooms and two loft rooms.
- Many retained original features including ceiling cornicing, sash windows and fireplaces.
- Coveted location being situated on a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic independent shops, cafes and restaurants of Gloucester Road just a short level walk away, handy for St Andrew's Park and the Downs and within easy access to the city centre, Clifton Village, Whiteladies Road, Bristol University, main hospitals, BBC, plus other local parks at Redland Green and Cotham Gardens.
- **Ground Floor:** a lovely main entrance at the side of the property into a central entrance hallway with generous understairs recess and ground floor cloakroom/wc, bay fronted sitting room spanning the entire width of the house, separate family/reception 2 which flows through into a sociable kitchen/breakfast room, an architect extended 12 years ago. Utility room/wc and access to a level rear garden.
- **First Floor:** 3 double bedrooms (1 with en suite) and a family bathroom/wc.
- **Second Floor:** two loft rooms and a shower room/wc.
- **Outside:** private level front garden with storage shed, pathway flows through to the level rear garden, which attracts much of the afternoon/early evening summer sunshine. Access to a good sized insulated garden studio/workshop with additional storage garage with roller shutter door, siding onto Seymour Avenue.
- A handsome period family home presented to a good standard throughout, offering a sunny rear garden, generous rooms and plenty of storage/workshop space.





GROUND FLOOR

APPROACH: via pillars and a garden gate at the side of the house on Seymour Avenue where there is a Victorian brick tiled path leading up to the attractive main front door to the house.

ENTRANCE HALLWAY: a welcoming central entrance hallway with staircase rising to first floor landing, generous understairs storage recess which flows through into a coats storage area and door through to the ground floor cloakroom/wc. Radiator, inset floor mat, attractive stained glass panels beside and over the front door, dado rail and exposed stripped pine doors leading through to the sitting room and reception 2/family room.

SITTING ROOM: (front) (18'0" max into chimney recess x 16'3" max into bay) (5.49m x 4.95m) a large bay fronted sitting room spanning the width of the house with wonderful high ceilings, original ceiling corning, picture rail and central ceiling rose, bay to front comprising sash windows with original stained glass panels over and further sash window beside the bay, fireplace with wood burning stove and impressive period surround and mantle, engineered oak flooring with system fed underfloor heating and cable tv point.

RECEPTION 2/FAMILY ROOM: (14'5" x 13'2") (4.39m x 4.01m) a light and airy second reception room which has a lovely sociable feel with wide wall opening flowing through to the kitchen/breakfast room. Bay window to side, high ceilings with ceiling coving and picture rail, fireplace with wood burning stove with original recessed display cabinet into the chimney recess beside, engineered oak flooring with system fed underfloor heating and connection through the wall to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (17'6" x 15'0") (4.47m x 4.57m) an architect designed and extended sociable kitchen/breakfast room with high ceilings with large Velux skylight window and further tall aluminium framed fixed glazed panels beside with central double doors to rear accessing the level rear garden. Modern fitted kitchen comprising base and eye level gloss cream units with cashmere gold granite worktop over and inset sink and drainer unit, integrated dishwasher, appliance space for range cooker with built in chimney hood over, further appliance space for American style fridge/freezer, herringbone wood flooring with system fed underfloor heating and further part glazed door leads through to the utility room.

UTILITY ROOM: (10'4" x 6'0") (3.15m x 1.83m) plumbing and appliance space for washing machine and dryer with wood block worktop over, sink unit with storage cabinets beneath, wall mounted Vaillant gas central heating boiler, double glazed windows to rear, overlooking the rear garden and coach house style garage/workshop and further double glazed door to side accessing the rear garden.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with cabinet beneath, part tiled walls, extractor fan and inset spotlights.

FIRST FLOOR

LANDING: doors leading off to bedroom 1, bedroom 2 and family bathroom/wc. The lower mezzanine landing continues to bedroom 3. Staircase continues up to second floor.

BEDROOM 1: (18'1" max into bay x 17'10" max into chimney recess) (5.52m x 5.44m) a large principal double bedroom spanning the width of the house with bay to front comprising 4 sash windows with further sash window beside, period style fireplace with built in wardrobes to chimney recesses, high ceilings with ceiling corning and radiator.

BEDROOM 2: (14'6" x 12'8" max) (4.41m x 3.87m) a double bedroom with period fireplace, 2 sash windows to side and a radiator.

FAMILY BATHROOM/WC: a white suite comprising free standing double ended bath with shower over, low level wc with concealed cistern, wall mounted wash basin, contemporary upright radiators and towel rail, electric underfloor heating, inset spotlights, extractor fan and sash window to side.

BEDROOM 3: (off mezzanine rear landing) (15'1" x 10'1" inclusive of shower room) (4.60m x 3.07m) a double bedroom with sash window to rear, radiator and a walk in en-suite shower room/wc.

En Suite Shower Room/wc: corner shower enclosure, low level wc, wash hand basin and sash window to side.

SECOND FLOOR

FRONT LOFT ROOM: staircase leads up from the first floor into a loft room (16'0" inclusive of staircase x 14'9" max) (4.88m x 4.50m) a generous loft space with large Velux skylight window to front, low level hatches accessing eaves storage space, further built in cupboards to side, door leading off to a shower room/wc and further door accessing rear loft room.

REAR LOFT ROOM: (15'8" x 8'11" max taken below sloped ceilings) (4.78m x 2.72m) currently used as a double bedroom with Velux skylight window to rear and a radiator.

SHOWER ROOM/WC: (5'8" x 5'4") (1.73m x 1.63m) a white suite comprising corner shower enclosure with Mira electric shower, low level wc, pedestal wash basin, radiator and extractor fan.

N.B. The loft was converted nearly 30 years ago and does not have building regulations certification, so an indemnity insurance would be provided by the sellers solicitors upon sale of the property.





OUTSIDE

FRONT & SIDE GARDENS: tastefully landscaped low maintenance front and side gardens wrap around the property with hedgerow providing privacy. To the front there is a garden shed, to the side there is access into the property and gated access through to the rear garden.

REAR GARDEN: (approx 25ft x 23ft)(7.62m x 7.01m) a level low maintenance rear garden mainly laid to paving with an open south westerly side aspect attracting plenty of the afternoon and early evening summer sunshine. There is an electric roller shutter door to side providing handy vehicular into the garden if one wants to use the garden as off road parking in the winter months and two sets of double doors lead off the garden into the studio room and storage garage.

STUIDO ROOM: (13'11" x 11'2") (4.23m x 3.41m) a fantastic hobby room, gym or home office space with Velux skylight windows to rear, power, lighting and tiled floor.

STORAGE GARAGE: (11'9" x 7'8") (3.58m x 2.34m) a perfect storage space with roller shutter door to side out onto Seymour Avenue, Velux skylight window, built in shelving and coat hooks, tiled floor, power and light.

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: D

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	58 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.



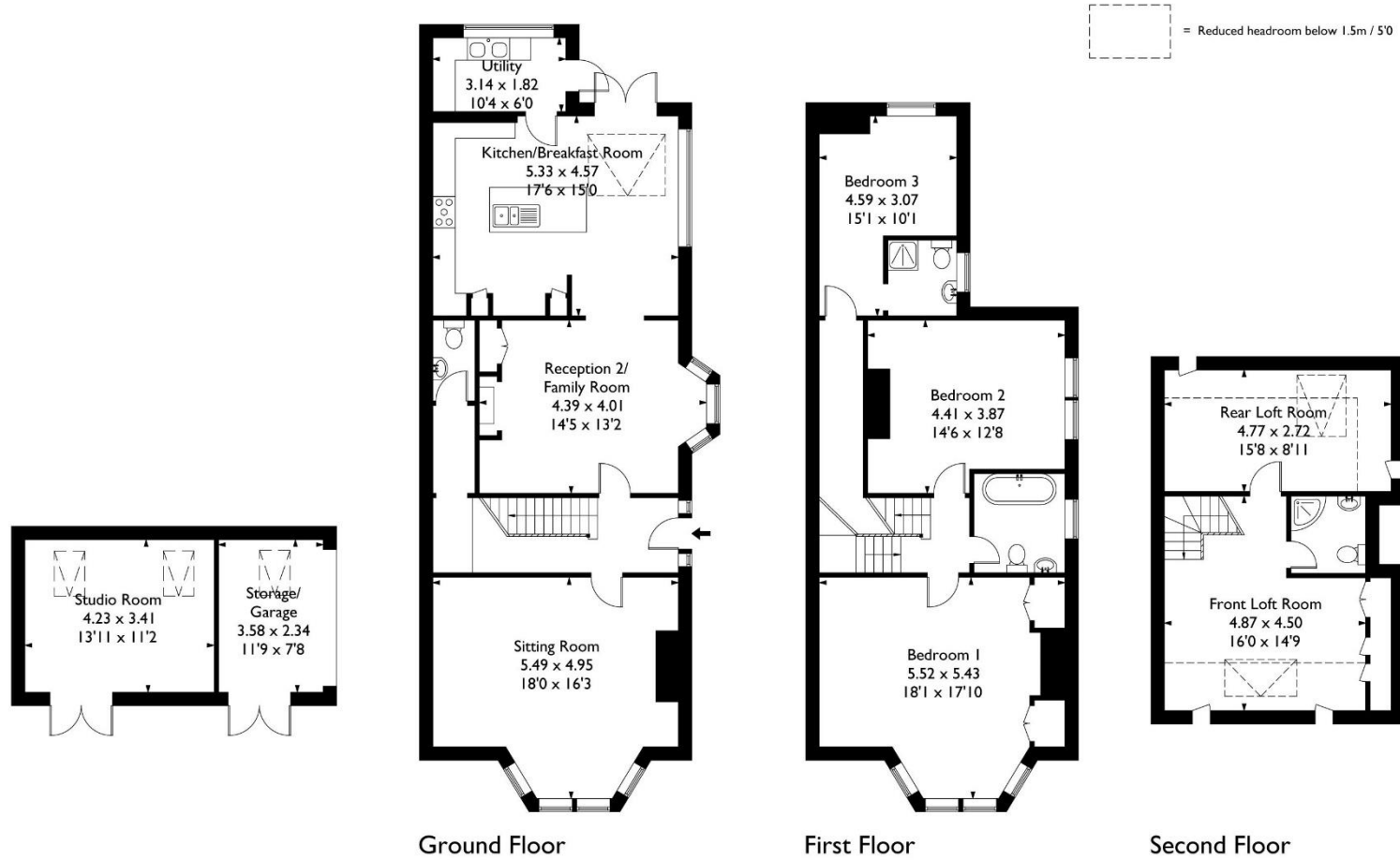


Kennington Avenue, Bishopston, Bristol BS7 9ES

Approximate Gross Internal Area 193.7 sq m / 2084.1 sq ft

Garage/Workshop Area 22.7 sq m / 244.8 sq ft

Total Area 216.4 sq m / 2328.9 sq ft



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.