



8 Theresa Avenue, Bishopston

Guide Price £850,000

RICHARD  
HARDING







# 8 Theresa Avenue,

Bishopston, Bristol, BS7 9EP

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Located on an immensely popular and quiet road in Bishopston, a generous sized and light filled, 5 bedroom, 3 bath/shower room, 2 reception room, mid-terraced Edwardian period family home, of circa 1,890 sq. ft., with kitchen/dining room and sunny rear garden.

## Key Features

- A fine period residence (dating from 1901) situated on a street well known for its community spirit with monthly children's play out, annual summer party and Christmas carol gathering.
- The property has plenty of original features such as high ceilings, period fireplaces and ornate moulded plasterwork. These blend seamlessly with some well-considered high quality modern improvements such as a replacement kitchen and loft conversion.
- The sellers have replaced many of the sash windows with wooden double glazing. They have also installed a state-of-the-art central heating system which provides a generous and instant supply of hot water.
- Superb location within a short walk of the local Brunel Field Primary and Sefton Park Primary Schools and the green open spaces of St Andrews Park. Gloucester Road with its array of independent shops, cafes and restaurants, as well as bus connections to the city centre and Temple Meads station are also nearby.
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, family room, kitchen/dining room, cloakroom/WC.
- **First Floor:** split level landing, 3 double bedrooms (one with en-suite shower room), family bathroom.
- **Second Floor:** landing, 2 further bedrooms, 'Jack and Jill' en-suite shower room.





## **GROUND FLOOR**

**APPROACH:** from the pavement, a dwarf stone wall with wrought iron pedestrian gate opening onto a pathway leading alongside the front courtyard. Solid wood panelled front door with fanlight, opening to:-

**ENTRANCE VESTIBULE:** monochrome tiled flooring, tall moulded skirtings, coat hooks, simple moulded cornicing, ceiling light point. Part stained glass wood panelled door with side panel and overlight, opening to:-

**RECEPTION HALLWAY:** a most welcoming introduction with elegant staircase ascending to the first floor having handrail and ornately carved spindles, exposed wooden floorboards, radiator, tall moulded skirtings, simple moulded cornicing, ceiling light point, useful understair storage cupboards. Four panelled stripped pine wooden doors with moulded architraves, opening to:-

**SITTING ROOM:** (15'5" x 13'5" max measurements) (4.71m x 4.10m) wide bay window to the front elevation comprising four tall wooden double glazed sash windows. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast (both with fitted book shelving and double opening cupboards below), exposed wooden floorboards, concealed radiator, tall moulded skirtings, simple moulded cornicing, picture rail, ornate ceiling rose with light point.

**FAMILY ROOM:** (14'0" x 12'3") (4.27m x 3.74m) tall multi-paned sash window to the rear elevation with radiator below. Central period fireplace with cast iron grate and surround plus slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast (one with floating book shelves), exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point.

**KITCHEN/DINING ROOM:** (27'7" x 10'3") (7.50m x 3.12m) dual aspect with multi-paned sash window to the side elevation plus additional wooden double glazed casement windows and wooden double glazed double doors opening externally to the rear garden, additional Velux window. Comprehensively fitted with an array of base and eye level units combining drawers and cabinets, solid wooden worktop surfaces with geometric wall tiling, stainless steel double sink with draining board to side. Space for tall fridge/freezer. Integral appliances including 4 ring gas hob, electric grill/oven, electric oven and dishwasher. Concealed stacker space and plumbing for washing machine and tumble dryer. Exposed wooden floorboards, inset ceiling downlights, ample space for table and chairs, radiator, ceiling light point, wall mounted shelving and wall mounted corner cabinet.

**CLOAKROOM/WC:** low level dual flush wc with concealed cistern, corner wash hand basin with mixer tap and splashback tiling, moulded skirtings, inset ceiling downlight, extractor fan.

## **FIRST FLOOR**

**SPLIT LEVEL LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, moulded skirtings, two ceiling light points, turning staircase ascending to the second floor with handrail and ornately carved spindles and enjoying natural light via Velux domed rooflight. Loft access with pull down ladder. Four-panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (15'5" x 14'2") (4.71m x 4.31m) wide bay window to the front elevation comprising four wooden double glazed sash windows. Central period fireplace with recesses to either side of the chimney breast (one with double opening wardrobe), moulded skirtings, picture rail, radiator, ceiling light point, raised height book shelving. Four-panelled stripped pine door with moulded architraves, open to:-

**En-Suite Shower Room/wc:** walk in style shower with shower screen and side panel, low level shower tray, built in shower unit and hand held shower attachment with travertine tiled surround. Vanity unit with wash hand basin and wall mounted mixer tap. Low level dual flush wc. Wooden opaque double glazed sash window to the front elevation, travertine tiled flooring, heated towel/radiator, wall light point, inset ceiling downlights, extractor fan.

**BEDROOM 2:** (14'1" x 12'3") (4.29m x 3.74m) tall wooden multi-paned double glazed sash window to the rear elevation, period fireplace with recesses to either side of the chimney breast, moulded skirtings, picture rail, ceiling light point, radiator.

**BEDROOM 3:** (10'2" x 9'6") (3.10m x 2.89m) tall wooden multi-paned double glazed sash window to the rear elevation, moulded skirtings, radiator, ceiling light point.

**FAMILY BATHROOM/WC:** low level flush wc, panelled bath with mixer tap and telephone style shower attachment, wash stand with circular wash hand basin and mixer tap, tile effect laminate flooring, heated towel rail/radiator, moulded skirtings, wall light point, inset ceiling downlights, opaque glazed window to the side elevation.







## **SECOND FLOOR**

**LANDING:** ceiling light point enjoying natural light via the aforementioned domed Velux window, four-panelled doors with moulded architraves, opening to:-

**BEDROOM 4:** (13'2" x 12'2") (4.02m x 3.70m) a pair of Velux windows to the front elevation with fitted blinds, two built in cupboards, radiator, moulded skirtings, engineered oak flooring, wall light point, two inset ceiling downlights. Door to plant room with wall mounted Viessmann gas fired combination boiler, hot water cylinder and pressurised tank with ceiling light point. Four-panelled door with moulded architraves, opening to:-

**'JACK & JILL' EN-SUITE SHOWER ROOM/WC:** low level dual flush wc, pedestal wash hand basin with mixer tap and splashback, shower cubicle with built in shower unit and hand held shower attachment, tiled flooring, inset ceiling downlights, extractor fan, heated towel rail/radiator.

**BEDROOM 5:** (13'4" x 10'4" max measurements) (4.07m x 3.15m) an exceptionally light room enjoying the benefit of three tall upvc double glazed sash windows to the rear elevation and a high ceiling, engineered oak flooring, moulded skirtings, vertical radiator, inset ceiling downlights.

## **OUTSIDE**

**FRONT COURTYARD:** designed for ease of maintenance with stone chippings and set behind a dwarf stone wall.

**REAR GARDEN:** the side return has been laid to patio which continues to the rear of the kitchen with ample space for garden furniture, potted plants and barbequing etc., enclosed on all three side by brick walling and an assortment of timber fencing, level and laid to lawn with an established Bay tree.

## **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 and subject to a perpetual yearly rent charge of £3.50. This information should be checked with your legal adviser.

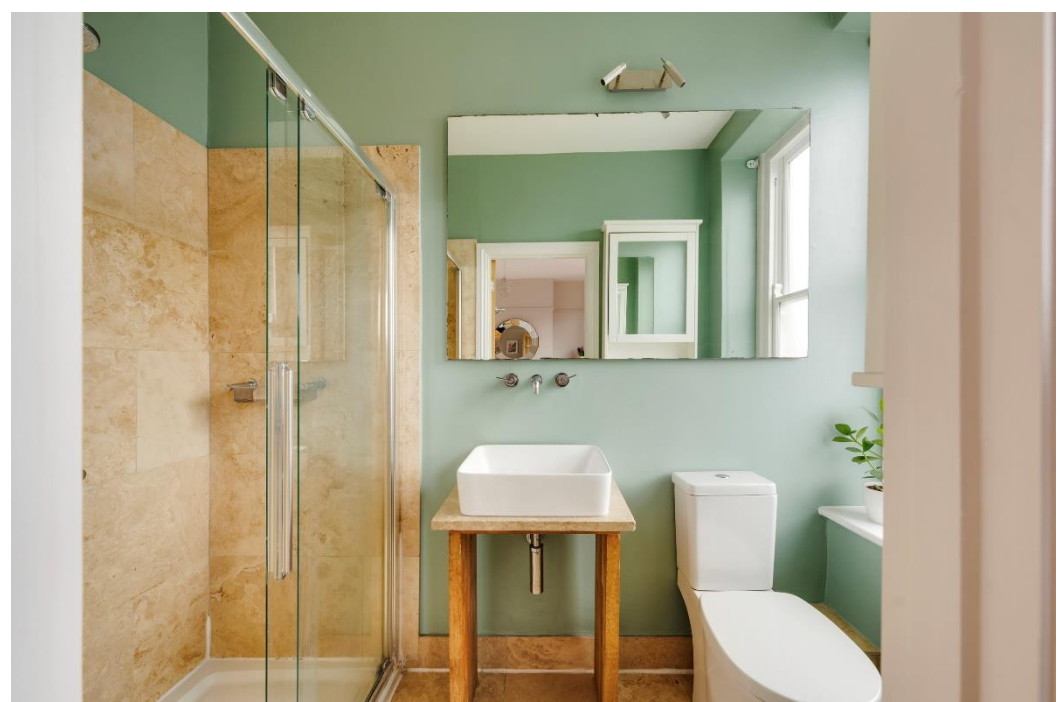
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **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		
55-68	D	61 D	76 C
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.**





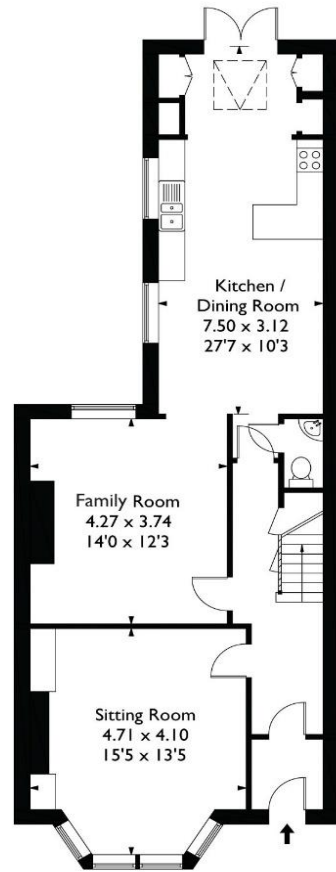
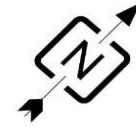




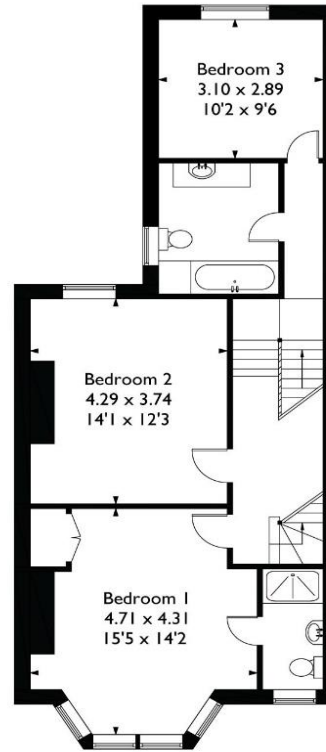
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Approximate Gross Internal Area 175.4 sq m / 1888.2 sq ft

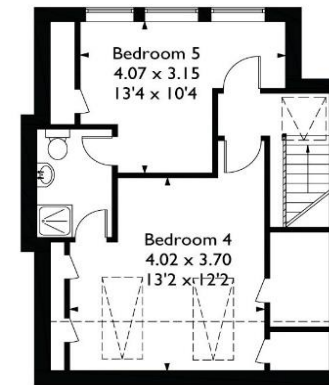
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second 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.