



8 Balmoral Road, St Andrews  
Guide Price £950,000

RICHARD  
HARDING







# 8 Balmoral Road,

St Andrews, Bristol, BS7 9AZ

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A tastefully presented and incredibly spacious (2,044 sq. ft.) 5 bedroom (one with en-suite) semi-detached Victorian home situated on a well regarded and neighbourly street high up in St Andrews.

## Key Features

- Beautiful level sunny garden with handy side access.
- Situated in a desirable and convenient location within a short walk of St Andrews Park and within easy reach of Gloucester Road and all central areas.
- **Ground Floor:** entrance vestibule flowing through into entrance hallway with understairs storage, bay fronted sitting room, reception 2/family room with wide wall opening connecting through to a sociable kitchen/dining space, utility area and cloakroom/wc.
- **First Floor:** split level landing, bedroom 1 with en-suite shower room/wc, two further double bedrooms and a family bathroom/wc.
- **Second Floor:** landing, two further bedrooms, with the rear bedroom having fantastic cityscape views.
- A most welcoming and attractive Bath stone fronted period home in a desirable location for families.





## GROUND FLOOR

**APPROACH:** via a pathway leading beside a tastefully landscaped front garden to the main front door to the house.

**ENTRANCE VESTIBULE:** high ceilings with original ceiling cornicing, useful shelving and coat hooks, inset floor mat. Part glazed period door leading through into:-

**ENTRANCE HALLWAY:** wonderful high ceilings with original ceiling cornicing, staircase rising to first floor, original tessellated tiled floor, radiator with decorative radiator cover, door accessing a generous understairs storage cupboard. Further doors leading off to sitting room, reception 2/family room and kitchen/dining room.

**SITTING ROOM:** (front) (16'3" max into bay x 13'9") (4.96m x 4.19m) a good sized bay fronted sitting room, high ceilings with original cornicing and picture rail. Central ceiling rose, cast iron period fireplace with marble surround and slate hearth, radiator, four sash windows to front.

**RECEPTION 2/FAMILY ROOM:** (13'7" x 11'5") (4.14m x 3.47m) a useful second reception room, period fireplace, natural light provided by window to side, high ceilings with original ceiling cornicing and picture rail. Wide wall opening creating a sociable connection through to:-

**KITCHEN/DINING SPACE:** (18'5" wide x 17'10" max depth) (5.61m x 5.41m) a good sized sociable L shaped kitchen/dining space, measured and described separately as follows:-

**Dining Area:** (8'5" x 7'9") (2.56m x 2.35m) space for dining table and chair with Velux skylight window over and bi-folding doors providing a seamless connection out onto the rear garden. Radiator.

**Kitchen:** (17'10" x 10'0") (5.43m x 3.05m) with modern fitted kitchen comprising gloss white units with worktop over and inset stainless steel sink. Integrated appliances including double eye level ovens, 5 ring gas hob with built-in chimney hood over, microwave and tall larder fridge. Plumbing for dishwasher, overhanging breakfast bar providing seating, Doorway through to:-

**UTILITY AREA:** plumbing and appliance space for washing machine and freezer, built-in gloss white wall units and work surface, wall mounted Worcester gas central heating boiler, radiator, part glazed door to rear accessing the rear garden. Further door accessing:-

**CLOAKROOM/WC:** low level wc, wall mounted wash basin with tiled splashbacks, radiator, double glazed window to rear.

## FIRST FLOOR

**LANDING:** a split landing with staircase continuing up to the second floor. Doors off the front landing to bedrooms 1 and 2, and off the rear to bedroom 3 and the family bathroom. Loft hatch, built-in storage cupboard.

**BEDROOM 1:** (front) (19'1" max including en-suite x 16'3" max into bay) (5.82m x 4.96m) a large principal double bedroom with wide bay to front comprising four period sash windows. High ceilings with original ceiling cornicing and picture rail, radiator. Door accessing:-

**En-Suite Shower Room/WC:** white suite comprising oversized shower enclosure with system fed shower, low level wc with concealed cistern, wash basin, inset spotlights, extractor fan, ceiling coving, picture rail, radiator, tiled floor, part tiled walls, sash window to front.

**BEDROOM 2:** (13'6" x 11'4") (4.11m x 3.46m) a double bedroom with high ceilings, large double glazed window to rear offering lovely cityscape views over the rear garden and rooftops of neighbouring buildings towards the Bath hills in the distance.

**BEDROOM 3:** (rear) (11'5" x 10'1" max into chimney recess) (3.47m x 3.07m) a double bedroom with an attractive period fireplace, built-in original cupboard to chimney recess with floating shelving over. Double glazed window to rear, offering a similar outlook as bedroom 2. Radiator.

**FAMILY BATHROOM/WC:** (10'9" x 5'4") (3.28m x 1.63m) white suite comprising double ended bath with system fed shower over and folding glass shower screen, low level wc, wash hand basin with storage drawers beneath, part tiled walls, inset spotlights, extractor fan, heated towel rail, double glazed windows to side.





## SECOND FLOOR

**LANDING:** Velux skylight window to rear providing plenty of natural light through the landing and stairwell, useful **Airing/Storage Cupboard**. Doors off to bedrooms 4 and 5.

**BEDROOM 4: (front) (17'2" max into chimney recess x 13'1" max taken below sloped ceilings) (5.23m x 4.00m)** a large double bedroom spanning the width of the house with a dormer and double glazed windows to front overlooking rooftops of the surrounding area towards the trees in St Andrews Park. Original cast iron fireplace, radiator.

**BEDROOM 5: (rear) (13'9" max into dormer x 9'9" max taken below sloped ceilings) (4.20m x 2.97m)** a double bedroom with dormer and double glazed window to rear offering a breathtaking cityscape panoramic view over central Bristol with the Bath hills in the distance. Built-in storage cupboards, further eaves storage space, radiator.

## OUTSIDE

**FRONT GARDEN:** tastefully landscaped front garden mainly laid to sandstone tiles with flower border, original Victorian boundary wall, space for bicycle storage shed, incredibly handy gated side access through to the rear garden.

**REAR GARDEN: (approx. 42ft max x 23ft) (12.80m x 7.01m)** a level landscaped rear garden with generous paved seating area closest to the kitchen/dining space, incredibly handy gated side access, artificial lawn section framed with landscaped raised planters containing various plants and shrubs, further well stocked flower borders and an outside tap.

## 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		
39-54	E	48 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.**











# Balmoral Road, St Andrews, Bristol BS7 9AZ

Approximate Gross Internal Area 190.0 sq m / 2044.70 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.