



83 Sefton Park Road, St Andrews  
Guide Price Range £725,000 - £750,000

RICHARD  
HARDING



# 83 Sefton Park Road,

St Andrews, Bristol, BS7 9AW

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HARDING

Nestled along a quiet tree-lined street in a popular family-orientated location within close proximity to Gloucester Road and St. Andrews Park, a wonderful opportunity to acquire this substantial five-bedroom, two bathroom, Victorian mid-terraced home offered to the market with no onward chain.

## Key Features

- A substantial five-bedroom, two bathroom, period home in a prestigious Bishopston location situated along a first class road.
- Retaining an abundance of original features throughout such as high ceilings, period fireplaces, moulded plasterwork and beautiful cornicing. These blend seamlessly with some well-considered high quality modern improvements which maximises the original features of the property.
- There are two modern bath/shower rooms and each have been tastefully renovated and are well-appointed.
- Superb location within just yards of the local Sefton Park Primary School 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. Ashley Down train station is opening in spring 2024 and will be only a short walk from the house, with links to both Temple Meads and Parkway.
- Large for the area and easily maintainable rear garden.
- Offered to the market with no onward chain, enabling a prompt move for a potential purchaser.





## GROUND FLOOR

**APPROACH:** the property is accessed from the pavement via dwarf stone wall and pathway leading to the front entrance over the front courtyard. Immediately in front of you via solid wood panelled front door with stained glass fanlight, opens into:-

**ENTRANCE VESTIBULE:** inlaid entrance mat, tall moulded skirtings, picture rail, ornate moulded cornicing, ceiling light point, part stained multi-panelled etched glass wooden door with overlight, opens into:-

**ENTRANCE HALLWAY:** providing access of to the living room, second reception room and kitchen/utility space which also leads through to the family room. Staircase ascends to the upper floors of this beautiful period home. Stripped wooden floorboards, gas radiator with radiator cover, light point. Two large understairs storage cupboards. Immediately on your left hand side is the door into:-

**LIVING ROOM: (15'3" x 13'5") (4.65m x 4.09m)** an elegant principal reception room with a wide bay to the front elevation with four wooden sash windows with original stained glass overlights above which flood the room with lots of natural light, stripped wooden floorboards. Period fireplace with cast iron surround, slate hearth and ornately carved Carrera marble mantelpiece. Ceiling cornicing, light point, Sky tv point, moulded skirting boards, gas radiator.

**SECOND RECEPTION ROOM: (13'1" x 11'3") (3.99m x 3.43m)** a well-proportioned and versatile second reception room with stripped wooden floorboards, cast iron fireplace, integrated shelving units, skirting boards, light point, gas radiator, two wooden doors with glass inserts lead through to the utility space, which subsequently leads around to the kitchen.

**UTILITY SPACE: (10'7" x 6'4") (3.23m x 1.93m)** laid to stone tiled flooring, lots of natural light coming in via sloping skylight above, upvc double glazed window to rear elevation with leafy outlook across towards the garden, square edged laminate worksurface with splashback behind and stainless steel sink with drainer unit to side and swan neck chrome mixer tap over, space below worksurface for freestanding washer/dryer and freestanding dishwasher, space for freestanding fridge/freezer, multiple light points. Access into:-

**KITCHEN: (13'10" x 9'7") (4.22m x 2.92m)** comprising an array of wall, base and drawer units, one housing the condensing gas boiler, stainless steel sink with integrated drainer to side and tap over, space for freestanding gas oven with extractor hood above, stylish cubed tiled surrounds on two sides, light point, stripped wooden floorboards. Door returning to the entrance hallway. The kitchen leads through to:-

**FAMILY ROOM: (10'1" x 9'2") (3.07m x 2.79m)** a versatile family room which provides principal access out to the garden via upvc French doors which flood the room with plenty of natural light, light coming in from the side elevation via upvc double glazed window and large Velux skylight above, stripped wooden floorboards, moulded skirting boards, inset ceiling downlights.



## FIRST FLOOR

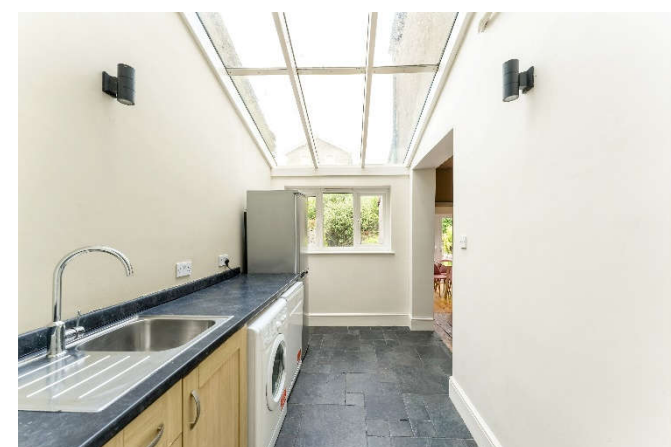
**LANDING:** beautiful carpeted staircase with wooden balustrade ascends from the entrance hallway to the split level first floor landing and continues rising to the second floor. Doors off to bedroom 1, bedroom 2, family bathroom and study.

**STUDY/BEDROOM 3: (9'8" x 6'3") (2.95m x 1.91m)** laid to fitted carpet, gas radiator, moulded skirting boards, light coming in from the rear elevation via single sash window with leafy outlook across towards the garden, inset ceiling downlights, Velux skylight flooding further natural through, light point.

**BEDROOM 1: (17'1" x 15'3") (5.21m x 4.65m)** an exceptionally well proportioned master bedroom spanning the full width of the house, laid to fitted carpet, gas radiator, moulded skirting boards, light coming in via the front elevation with a lovely outlook across towards the street scene via multiple single sash windows with curtain rail above, cast iron fireplace with wooden surround, picture rail, multiple light points.

**BEDROOM 2: (13'1" x 11'4") (3.99m x 3.45m)** a good sized second bedroom with easily enough space for a double bed, desk, wardrobes etc. depending upon one's needs; gas radiator, moulded skirting boards, laid to fitted carpet, light point, lots of light flooding in via the rear elevation via four-panelled single sash window with leafy outlook across towards the garden scene, cast iron fireplace with wooden surround.

**BATHROOM/WC No. 1:** wood laminate flooring, floor standing hand wash basin with chrome tap and stylish splashback surround, bath with wall mounted shower head and controls, low level wc, painted towel radiator, light partially coming in by the side elevation via frosted single sash window, light coming in from above via Velux skylight, inset ceiling downlights, shaver point, extractor fan.



## SECOND FLOOR

**LANDING:** carpeted staircase ascends from the first floor split level landing to the top floor of this beautiful period home. Access off to bedroom 4, bedroom 5 and bathroom/wc. Upvc double glazed window overlooking the rear garden allowing light through, light point.

**BEDROOM 4:** (front) (11'6" x 10'8") (3.51m x 3.25m) laid to fitted carpet, moulded skirting boards, gas radiator, inset ceiling downlights, light coming in from the front elevation via two large Velux skylights, access into eaves storage.

**BEDROOM 5:** (11'0" x 8'5" with reduced head height) (3.35m x 2.57m) gas radiator, laid to fitted carpet, inset ceiling downlights, light flooding from the rear elevation via upvc double glazed window with a leafy outlook across towards the garden scene.

**BATHROOM/WC No. 2:** wood laminate flooring, shower cubicle with electric wall mounted shower head and controls, inset ceiling downlight, floor standing wash hand basin with chrome tap and decorative splashback behind, gas radiator, low level wc, further access hatch into eaves space.

## OUTSIDE

**FRONT COURTYARD:** an easy to maintain space with raised shrub to the front elevation providing a degree of privacy, space for bins etc. There is a motorcycle anchor (security point in the ground to chain to).

**REAR GARDEN:** an exceptionally large easily maintained rear garden predominantly laid to patio tiles with brick boundary borders to the side providing a degree of privacy and tranquillity, raised flower bed to the rear with a selection of shrubs, plants and small tree, in turn not overlooked from the flats behind, side courtyard with garden shed and patio tiles (this side courtyard offers the potential for a kitchen extension in the fullness of time and subject to any necessary consents).

## 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 free. This information should be checked with your legal adviser.

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

**PLEASE NOTE:**

1. **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.

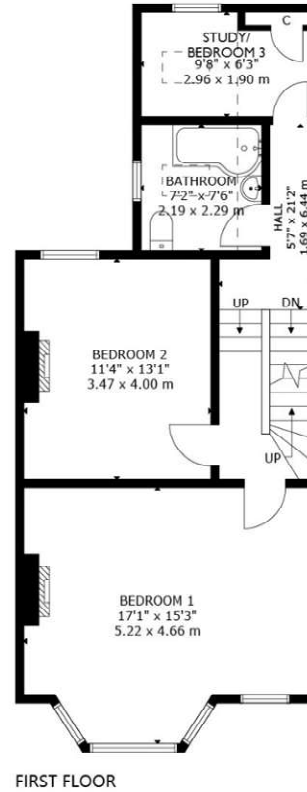
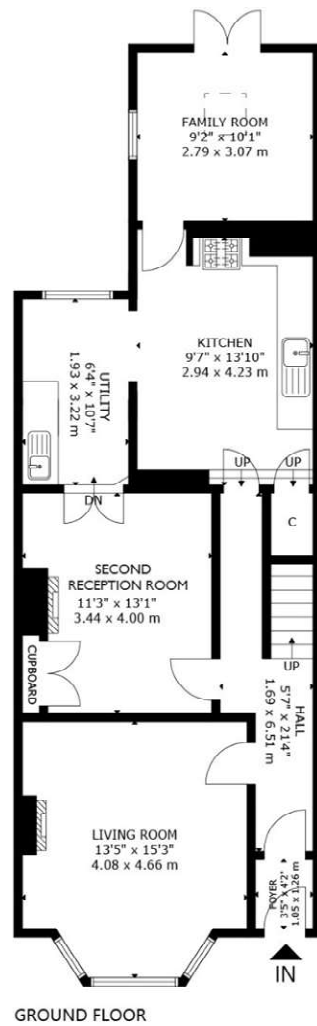
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the 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	64 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.







83 SEFTON PARK ROAD, BRISTOL, BS7 9AW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,604 SQ FT / 149 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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