



14 The Cedars, Hazelwood Road
Guide Price £395,000

RICHARD
HARDING

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Sneyd Park, Bristol, BS9 1QA

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A rather exceptional 2 double bedroom purpose-built ground floor apartment with stunning 27'5 x 15'9 private terrace, open plan kitchen/dining/sitting room, garage plus visitors parking.

Key Features

- Set in a quiet and peaceful location in Sneyd Park with a private and leafy out look to the rear.
- **Accommodation:** entrance hallway, kitchen/dining/sitting room, utility/lobby room, bedroom 1, bedroom 2 and family bathroom/wc.
- **Outside:** private westerly facing terrace, single garage, visitors parking plus lawned communal gardens.
- **Double glazed windows.**
- **Immaculately presented throughout.**

ACCOMMODATION

APPROACH: from the pathway at the front of the property, proceed through the communal entrance door where the private entrance to the flat can be found on the right hand side.

ENTRANCE HALLWAY: a welcoming entrance hallway with two ceiling light points, built-in cupboard housing electrical consumer unit, underfloor heating, doors radiate to open plan kitchen/dining sitting room, bedroom 1, bedroom 2 and family bathroom/wc.

OPEN PLAN KITCHEN/ DINING/SITTING ROOM: described separately as follows:

KITCHEN: (10'6" x 6'6") (3.20m x 1.97m) a shaker style kitchen comprising wall, base and drawer units with roll edges laminate worktop over, inset 1½ bowl stainless steel sink with mixer tap and drainer unit, tiled surround. Integrated appliances include electric oven with hob and extractor fan above, fridge, freezer, slimline dishwasher, washing machine, large pantry unit. Ceiling light point, engineered wood flooring, double glazed window overlooking the utility room and terraced garden. Wall opening to:-

SITTING/DINING ROOM: (20'10" x 18'10") (6.34m x 5.50m) two large double windows overlooking the private rear terrace with woodland backdrop, ample space for sofas and dining furniture, engineered wood flooring with underfloor heating, TV and telephone points. Door leading to:-

LOBBY/UTILITY AREA: useful space with room for tumble dryer, built-in shelving unit, double glazed sliding patio doors leading out onto the private rear terrace.

BEDROOM 1: (14'8" x 9'7") (4.48m x 2.92m) double bedroom with ceiling light point, double glazed window overlooking the front elevation, wall mounted electric radiator, skirting boards, built-in wardrobes with a variety of hanging rails and storage shelving.

BEDROOM 2: (14'8" x 8'8") (4.48m x 2.65m) double bedroom with ceiling light point, double glazed window overlooking the front elevation, wall mounted electric radiator, built-in wardrobe with sliding doors, hanging rails and shelving.

BATHROOM/WC: a modern white bathroom suite comprising low level wc, pedestal wash handbasin, panelled bath with handheld shower over, separate shower cubicle with electric shower over, ceiling light point, extractor fan, large obscure glazed window to side elevation, tiled surrounds, built-in cupboard housing hot water cylinder, additional built-in storage cupboard (behind the wash hand basin mirror) with shaver socket and shelving, wall mounted chrome towel radiator, additional Dimplex wall heater, tile effect flooring.





OUTSIDE

COMMUNAL GARDEN: well kept lawned gardens surround the complex with a mixture of mature plants, trees and shrubs.

REAR TERRACE: (27'5" x 15'9") (8.35m x 4.80m) enjoying a westerly aspect and the afternoon/evening sunshine, wood effect composite decking slabs, fully enclosed by dwarf brick wall boundaries with wrought iron railings above, a stunning leafy outlook beyond. A variety of large planters/pots which the sellers will be leaving (the smaller pots will be taken by the vendors).

GARAGE PARKING: (16'5" x 9'3") (5.0 x 2.82m) located beneath the property, proceed down the driveway and the garage is located at the end of the block, labelled no.2 with up and over door, 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 Leasehold for the remainder of a 999 year lease from 25 March 1969. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £208 (inclusive of water rates). This information should be checked by 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	29 F
1-20	G		

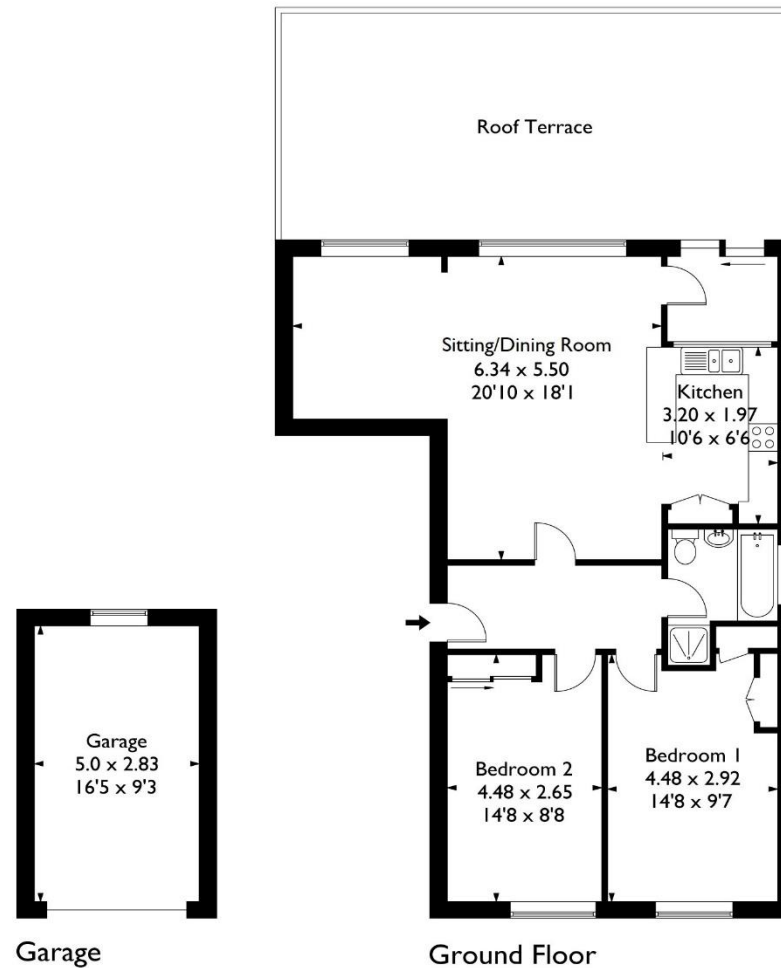
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

I4 The Cedars, Sneyd Park, Bristol BS9 1QA

Approximate Gross Internal Area 74.0 sq m / 797.30 sq ft

Garage Area 14.20 sq m / 152.30 sq ft

Total Area 88.20 sq m / 949.60 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.