



2 Maplemeade, Bishopston

Guide Price £475,000

RICHARD  
HARDING

# 2 Maplemeade,

Bishopston, Bristol, BS7 8JG

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Nestled in a quiet cul-de-sac in a first class location in the heart of Bishopston, a rare opportunity to acquire this exceptionally well proportioned 1970's three double bedroom mid-terraced family home with a driveway and single garage. Offered to the market with no onward chain, the property further benefits from being situated within 475 metres of the sought-after Redland Green Secondary School.

## Key Features

- A golden opportunity to acquire this substantial three bedroom 1970's mid-terraced home offering over 1,000 sq. ft. of internal space alongside well-proportioned front and rear private gardens.
- Single garage with private driveway accessed off Kings Drive.
- Three well-proportioned bedrooms including master with en-suite.
- A practical & functional home which has been cherished for many years, and now provides a golden opportunity for one looking to add their own stamp to a property which could benefit from modernising in the fullness of time.
- Situated within 475 metres of Redland Green Secondary School, whilst St Bonaventure's Catholic Primary, Bishop Road Primary & Henleaze Junior schools are all within close proximity.
- To be offered to the market with no onward chain.

## GROUND FLOOR

**APPROACH:** the property is accessed via the pavement where a pathway leads beside the front garden, which is predominantly laid to turf with a variety of mature shrubs and plants to its borders, to the private front door to the house. Part glazed wooden door with part glazed side panel opens to:-

**ENTRANCE VESTIBULE:** laid to wooden flooring, moulded skirting boards, wall mounted coat hooks. Wooden door straight in front of you leads through to open plan living/dining room. Door to left hand side opens to:-

**Cloakroom/WC:** wall mounted hand wash hand basin with chrome tap, gas radiator, light coming in from a frosted upvc double glazed window to the front elevation, light point.

**OPEN PLAN LIVING/DINING ROOM:** laid to solid wooden flooring throughout. Measured and described separately as follows:-

**Living Room:** (18'6" x 10'9") (5.63m x 3.28m) an exceptionally well proportioned living area with easily enough space for L shaped sofa. Log burner, wooden staircase ascending to the first floor, multiple light points, light flooding in from the front elevation via floor to ceiling height upvc double glazed windows with leafy outlook across towards the front garden, moulded skirting boards, TV point, internet point.

**Dining Room:** (14'10" x 10'6") (4.51m x 3.21m) gas radiator, light coming in from the rear elevation via two upvc double glazed windows with leafy outlook across to the rear garden and glazed door opening externally to the rear garden, light point. Door leads through to:-

**KITCHEN:** (14'4" x 7'5") (4.36m x 2.27m) comprising a variety of wall, base and drawer units with square edged worktops, inset stainless steel 1 ½ bow sink with drainer unit to side and swan neck mixer tap over, gas oven with 4 ring induction hob over and extractor hood above, tiled splashbacks, large pantry cupboard with fixed wall shelving and storage space. Door to:-

**UTILITY:** (5'11" x 5'10") (1.81m x 1.78m) space for freestanding washer and dryer, wall mounted Valliant combi boiler, light coming in from the rear and side elevations via upvc double glazed windows overlooking the garden, further skylight windows, part glazed door opening to rear garden.

## FIRST FLOOR

**LANDING:** staircase ascends from the living/dining room on the ground floor to a first floor landing providing access off to the three bedrooms on this floor and the family bathroom/wc.

**BEDROOM 1:** (13'7" x 10'10") (4.14m x 3.31m) laid to stripped wooden floorboards, light point, built-in wardrobe, moulded skirting boards, light coming in from the front elevation via upvc double glazed windows. Door opening to:-

**En-Suite Shower Room/WC:** comprising low level wc, shower cubicle with wall mounted shower head and controls, chrome towel radiator, inset ceiling downlights, stylish tiled flooring.





**BEDROOM 2:** (10'6" x 9'11") (3.21m x 3.02m) a well-proportioned second bedroom laid to wooden laminate flooring, fixed shelving and desk unit, large integrated cupboard, light point, light coming in from the rear elevation via upvc double glazed window overlooking the garden.

**BEDROOM 3:** (9'11" x 7'8") (3.03m x 2.34m) a good sized bedroom with enough space for double bed, desk, wardrobes etc depending on one's needs, laid to fitted carpet, light coming in from the rear elevation via upvc double glazed window with leafy outlook over garden, moulded skirting boards.

**BATHROOM/WC:** comprising low level wc, panelled bath with wall mounted shower head and control, wash hand basin with chrome tap over and louvered cupboard below, shaver point, inset ceiling downlights, stylish tiled flooring.

### OUTSIDE

**FRONT GARDEN:** mainly laid to lawn with borders containing a variety of shrubs and plants. Pathway leading through garden to main entrance door.

**REAR GARDEN:** predominantly laid to patio tiles with mature plants and shrubs to borders providing a degree of tranquillity and privacy. To the rear of the garden a gate leads out to a rear lane which provides access out onto Kings Drive. Part glazed wooden door opening to:-

**SINGLE GARAGE:** a brick built single garage with electronically operated shutter opening out to rear access lane which subsequently leads out onto Kings Drive. Electricity power supplied..

### IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

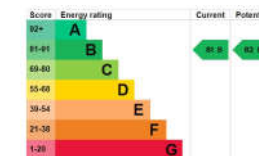
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold with a perpetual yearly rentcharge of £10.10s.0d p.a. This information should be checked with your legal adviser.

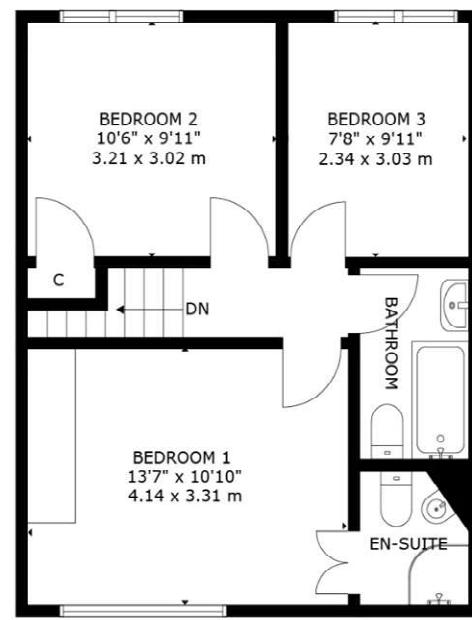
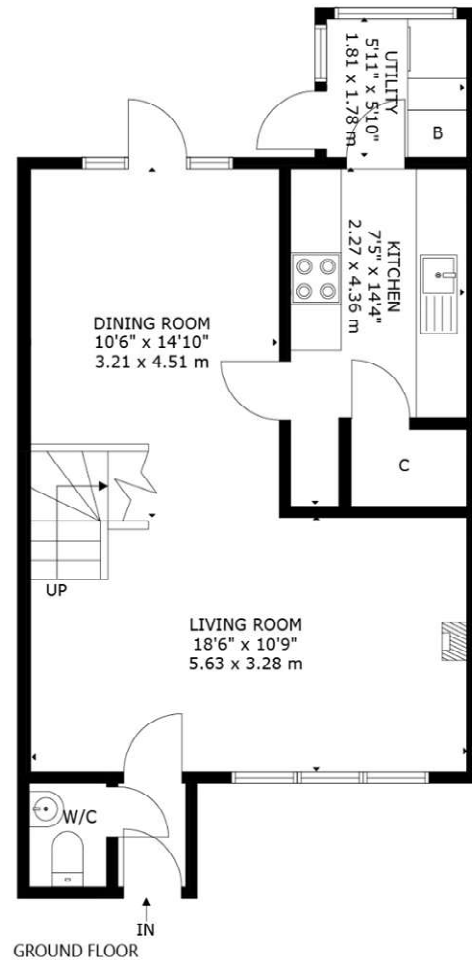
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D.

#### **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.



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



2 MAPLEMADE BISHOPSTON, BRISTOL BS7 8JG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,002 SQ FT / 93 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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