



17 Berkeley Road, Bishopston

Guide Price Range £1,200,000 - £1,250,000

RICHARD
HARDING



17 Berkeley Road,

Bishopston, Bristol, BS7 8HF

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An elegant, beautifully presented and extended, 5 double bedroom, 2 bath/shower room, semi-detached Victorian period family home, of circa 2,350 sq. ft., boasting a magnificent kitchen family entertaining space with bi-folding doors leading out onto a level 120ft rear garden and further benefitting from off-street parking, located within 700 metres of Redland Green Secondary School.

Generous room proportions throughout with flexible and roomy accommodation ideal for family living.

The property is entranced via an ornate open-fronted porch and entrance hall, a recent addition, giving convenient side return access to the rear garden, and having a large lantern light window. Door then to an exceptional, large, and extended semi open plan kitchen family entertaining space (53ft x 19ft) with water-fed underfloor heating, four roof lights and virtually full width bi-folding doors opening to the rear garden.

The first and second floors offer five double bedrooms affording lovely vistas either over the garden or across the city to the front. These are served by two well-appointed bathrooms.

Externally, there is parking to the front for one car. The rear garden is immensely private and some 120ft in length. Predominantly laid to lawn with deep shrub borders featuring flowering plants, mature shrubs, fruit trees and specimen trees. There are sitting out areas, children's playground, and sunken hot tub with pergola encased by an established wisteria.





Coveted location - a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic Redland Green Secondary School within 700m, handy for the Downs, St Andrew's Park nearby and within easy reach of the city centre, Clifton Village, Whiteladies Road, Bristol University, numerous private schools, good primary schools aplenty, main hospitals, BBC plus other local parks at Redland Green and Cotham Gardens. Redland and Montpelier local train stations are also nearby and offer convenient access to Bristol Temple Meads.

Ground Floor: open front porch, entrance hall, semi open plan 53ft kitchen family entertaining space, utility/wc.

First Floor: landing, 2 double bedrooms, family bathroom.

Second Floor: landing, 3 double bedrooms, additional bathroom.

Outside: off-street parking, 120ft secluded rear garden with sitting out areas, children's playground, and hot tub.

Properties of this nature seldom come to the open market and without hesitation we would recommend a viewing at the earliest opportunity.

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 £6.6s.0d p.a. This information should be checked with your legal adviser.





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

PLEASE NOTE:

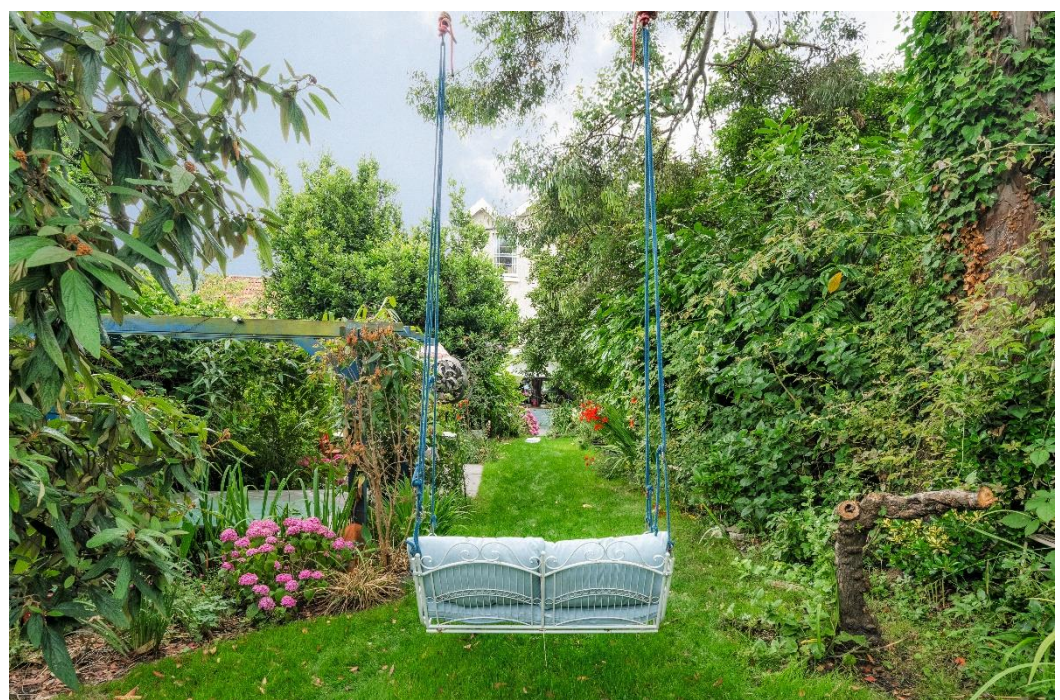
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

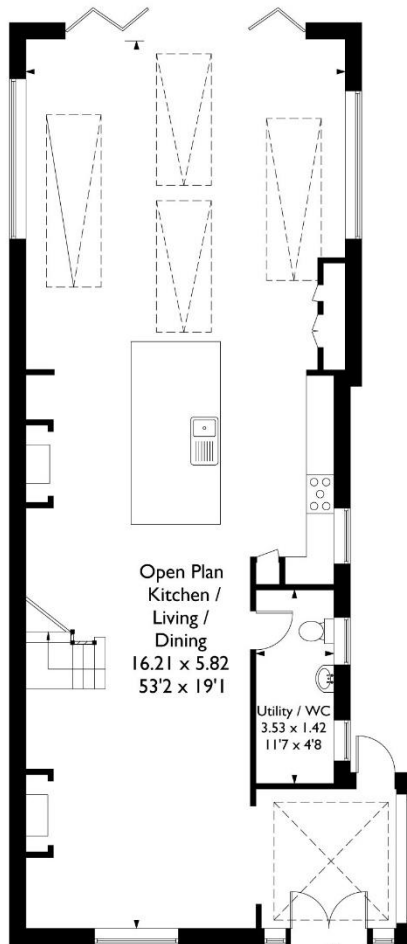
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



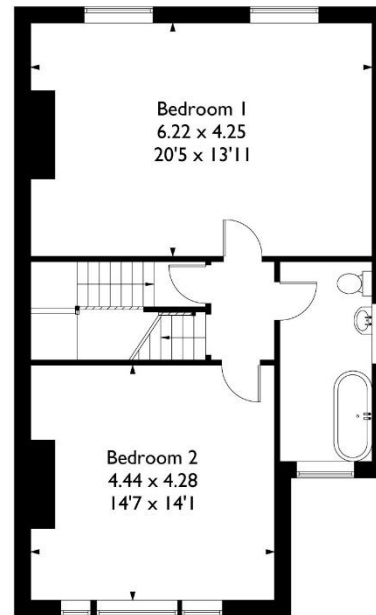


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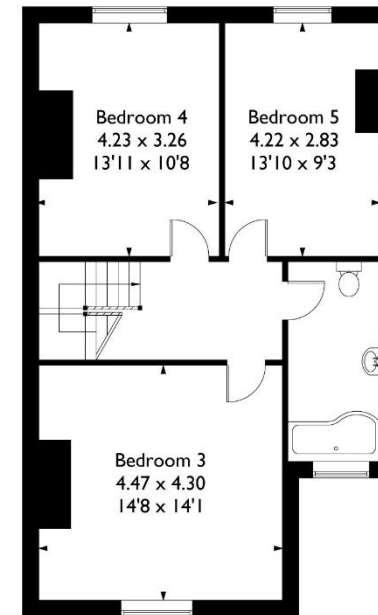
Approximate Gross Internal Area 218.0 sq m / 2346.9 sq ft



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.