



15 Brynland Avenue, Bishopston  
Guide Price £795,000

RICHARD  
HARDING



# 15 Brynland Avenue,

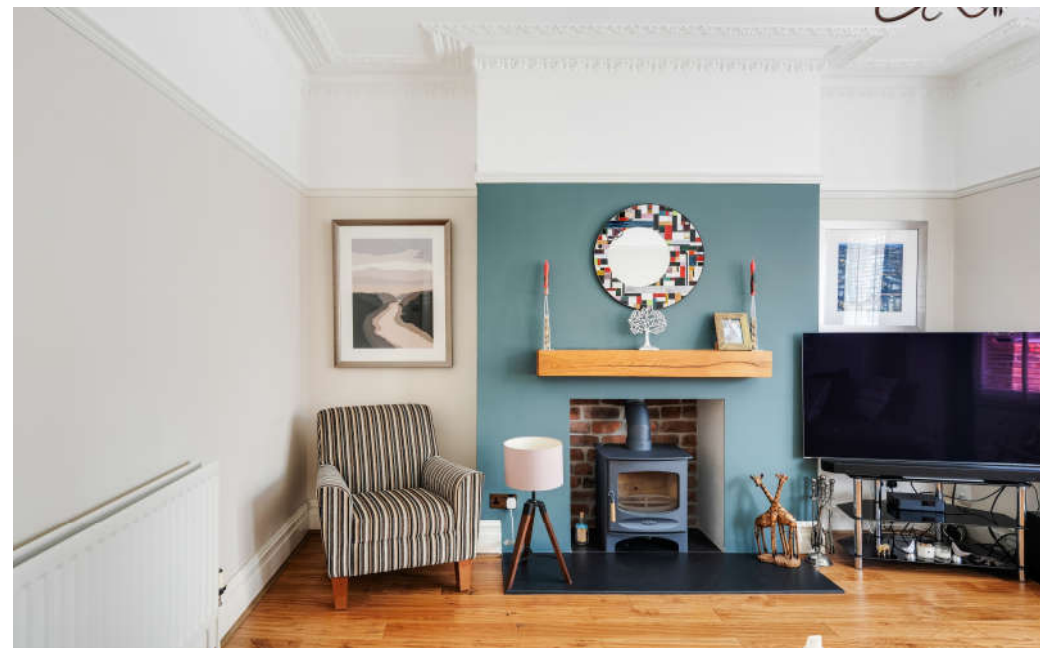
Bishopston, Bristol, BS7 9DR

RICHARD  
HARDING

A handsome two storey 4 bedroom, 2 reception room mid-terrace Victorian house with off-street parking for 2 cars and an east facing rear enclosed garden.

## Key Features

- Built in the late Victorian era, with attractive period features, high ceilings and beautifully presented throughout.
- Positioned on a quiet one-way residential street a short distance from Gloucester Road.
- Arranged over 2 storeys providing a spacious feel and balanced layout.
- A wide 5.4 metre driveway with parking for 2 cars.
- Situated on a popular and peaceful road within a friendly neighbourhood, with the convenience of Gloucester Road and its vast array of independent shops, cafes and restaurants nearby. Also within close proximity to excellent schools including Ashley Down/Brunel Fields, Sefton Park, St Bonaventures and Bishop Road.
- St Andrews Park is also within easy reach, as are bus connections to all central areas. Temple Meads, Redland and Montpelier train stations are within easy commuting distance.





## GROUND FLOOR

**APPROACH:** the property is approached over the block paved driveway and up to the covered storm porch with attractive wooden door, stained-glass window and stone surround. Opening to:-

**ENTRANCE VESTIBULE:** wooden flooring, dado rail, head height consumer unit, internal double glazed door opening to:-

**ENTRANCE HALLWAY:** straight staircase rising to first floor landing, decorative ceiling mouldings with central ceiling rose, dado rail, polished wooden flooring, radiator. Spacious understairs storage cupboard with polished floorboards, lighting and potential future use as a ground floor WC.

**SITTING ROOM:** (16'3" x 14'4") (4.95m x 4.37m) angled bay window to front elevation with wood framed double glazed sash windows overlooking the street scene. Wood flooring, wood burning stove with slate hearth and wooden mantel over. Alcoves to either side of chimney breast, picture rail, ornate ceiling mouldings and central ceiling rose, dimmer switch lighting, radiator.

**DINING/FAMILY ROOM:** (18'3" x 12'0") (5.55m x 3.66m) polished wooden flooring, central ceiling rose, ceiling mouldings, picture rail, radiator. Ornate original fireplace with cast iron insert, tiled surround and hearth. Connecting partially glazed double doors open to:-

**GARDEN ROOM:** (16'6" x 6'11") (5.03m x 2.11m) tiled flooring, double glazed sliding patio doors onto rear garden. Natural light from Perspex lean-to roof. Internal window, door back through to kitchen and cubicle to one corner.

**CLOAKROOM/WC:** wooden corner cubicle housing cloakroom with wc and corner handbasin.

**KITCHEN:** (18'10" x 10'5") (5.75m x 3.17m) accessed from hallway or conservatory. Dual aspect room with windows and door to rear and side elevations. L-shaped fitted kitchen with roll-edged worksurfaces, splashback tiling and stainless steel sink with swan neck mixer tap. Eye and floor level kitchen units with twin display cabinets. 5 ring gas hob with stainless steel extractor hood over, double electric ovens. Space for washing machine, space for American style fridge/freezer and space for one further undercounter appliance. Wall mounted Vaillant ecoTEC plus boiler. Tiled flooring and radiator.

## FIRST FLOOR

**LANDING:** split level landing with the smaller level providing access to bedroom 3 and family bathroom. Larger landing provides access to the remaining 3 bedrooms and loft access hatch opening to large loft space with potential for future conversion subject to necessary consents. Dado rail and central ceiling rose.

**BEDROOM 1:** (15'8" x 11'1") (4.77m x 3.39m) twin wood framed double glazed sash windows to front elevation overlooking the street scene, central ceiling rose, picture rail, radiator. Cast iron insert fireplace with wooden mantel, slate hearth and alcoves to either side of the chimney breast.

**BEDROOM 2:** (15'8" x 12'0") (4.77m x 3.66m) upvc double glazed sash style window to rear elevation looking towards garden, radiator, ceiling mouldings, ceiling rose, picture rail. Cast iron insert fireplace with wooden surround, slate hearth and alcoves to either side of the chimney breast.

**BEDROOM 3:** (13'1" x 10'6") (4.00m x 3.20m) upvc double glazed window to rear elevation overlooking the garden, radiator and picture rail.

**BEDROOM 4:** (12'4" x 6'7") (3.77m x 2.00m) double glazed wood framed sash window to front elevation, picture rail, radiator, cast iron insert fireplace with alcoves to side.

**BATHROOM/WC:** obscure glazed window to side elevation, fully tiled walls and floor, close coupled wc, steel bath with mixer tap and shower attachment, pedestal handbasin, corner shower cubicle with mains fed Mira Element shower, radiator, shaving point, corner medicine cabinet.



## OUTSIDE

**REAR GARDEN:** (26'7" x 18'1") (8.10m x 5.52m) east facing enclosed rear garden with masonry walls on 2 sides and timber fence panelling to rear. Patioed section abutting the property with outside lighting and water supply. Up a single step to a slightly raised lawned section with bedded borders including miniature plum and fig trees. In the corner there is a small timber shed.

**DRIVEWAY PARKING:** 17'9"/5.4m wide block paved driveway with space for 2 cars.

## 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: 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.**

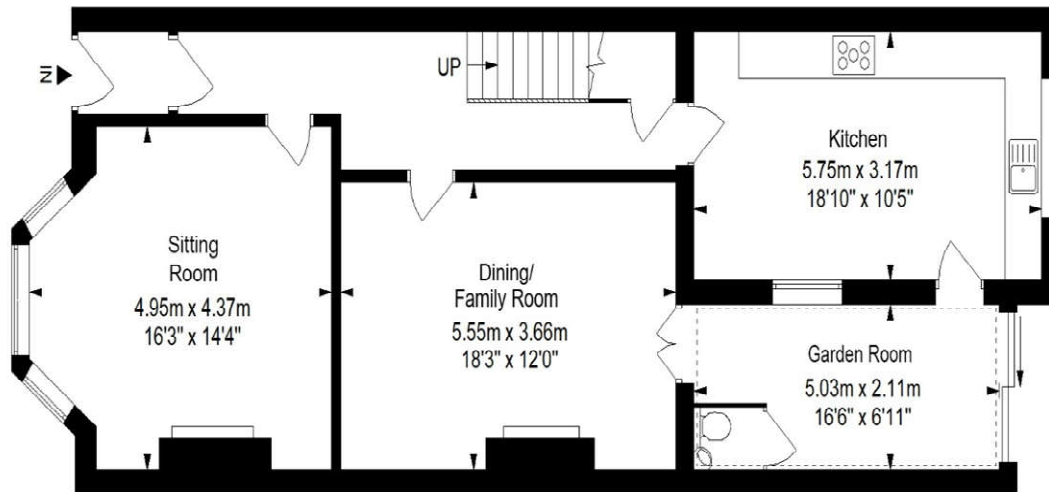




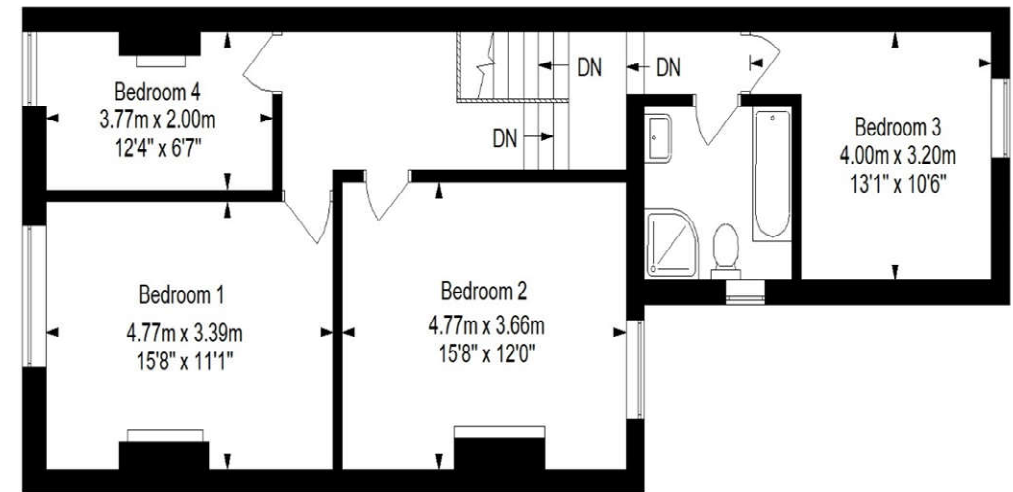


# Brynland Avenue, Bishopston, Bristol, BS7 9DR

Approximate Gross Internal Area = 160.6 sq m/ 1728.7 sq ft



**Ground Floor**



**First Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print