



10 Tennyson Road, Horfield
Guide Price £450,000

RICHARD
HARDING

10 Tennyson Road

Horfield, Bristol, BS7 8SB

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Offered for sale with no onward chain, an exceptionally well proportioned (circa 1,200 sq. ft) three double bedroom Victorian family home situated on a quiet cul-de-sac in a first-class Horfield location conveniently nestled between Gloucester Road and Horfield common.

Key Features

- Situated in a highly sought after location being within close proximity to Gloucester Road as well as Horfield Common, this versatile and bright three double bedroom Victorian mid-terraced family home is offered to the market with no onward chain.
- Large for the area 65ft rear garden.
- A charming Victorian home retaining an abundance of period features.
- Convenient access to all of the local amenities which include Gloucester Road, Gloucester Road Medical Centre, Horfield Sports Centre and The Common. The property also falls within the catchment area for both Bishop Road and Ashley Down Primary Schools.
- To be offered to the market with no onward chain, enabling a prompt and straightforward move for a potential purchaser.

GROUND FLOOR

APPROACH: the property is accessed from the pavement where immediately in front of you is the four panelled UPVC door to the house. This subsequently opens into:-

ENTRANCE HALLWAY: providing access off to the sitting room and kitchen/dining room with further access through to the utility/ground floor wc. Staircase rising to the first floor.

SITTING ROOM: (15'10" x 10'8") (4.83m x 3.23m) 3 sash bay windows providing the room with natural light from the front elevation, partially frosted lower half to provide ample privacy from the street view. Cast iron fireplace with tiled hearth, shallow alcoves to either side of chimney breast. Laid to fitted carpet, ceiling cornicing, low moulded skirting and ceiling light point.

KITCHEN/DINING ROOM: (16'1" x 12'0") (4.90m x 3.66m) measured as one but described separately as follows:-

Kitchen: Laid to a variety of base and eye level units, laminate square edged worktops over, electric oven, four ring gas hob with stainless steel extractor hood above, stylish brick tiled splash back, stainless steel single bowl sink with draining board to side and mixer tap above. Space for free standing dishwasher, space for fridge freezer, ceiling light point and gas radiator. Adjacent to:-

Dining Room: tiled flooring, double glazed UPVC window flooding light in via the rear elevation looking out to rear garden, gas radiator below shallow windowsill, ceiling light point, shallow alcoves to either side of chimney breast, open shelving set into chimney breast tall moulded skirting, door opening to:-

UTILITY/WC: tiled flooring, space for free standing washing machine/dryer, wall mounted Worcester combi boiler. UPVC door opening to rear garden. Door to:-

WC: with tiled flooring, Low level wc, floor standing hand wash basin, extractor fan and double glazed partially frosted UPVC window to rear elevation.

FIRST FLOOR

LANDING: short landing with doors to principal bathroom, bedroom 1 and bedroom 2, staircase subsequently ascending to the second floor.





BEDROOM 1: (15'8" x 13'2") (4.78m x 4.01m) bay to front elevation comprising 3 sash windows plus further single sash window to side, curtain rail above, tall moulded skirting, fitted carpet, ceiling light point, smoke alarm, storage cupboard and shallow alcoves either side of chimney breast.

BEDROOM 2: (12'1x 9'0") (3.68m x 2.74m) double glazed UPVC windows to the rear elevation overlooking the rear garden, gas radiator, moulded skirting, shallow alcoves either side of chimney breast, ceiling light point and fitted carpet.

BATHROOM/WC: lino tiled flooring, low level wc, floor standing hand wash basin with stainless steel mixer tap over, UPVC double glazed opaque window to rear elevation, shower cubicle with glass inserts and wall mounted shower head and controls, extractor fan, inset ceiling downlights and shaving point.

SECOND FLOOR

LANDING: solely provides access to bedroom 3.

BEDROOM 3: (15'8" x 14'10") (4.78m x 4.55m) double glazed Velux sky lights to the front and rear elevation, fitted carpet, moulded skirting, access to eaves storage, ceiling light point.

OUTSIDE

REAR GARDEN: accessed via utility area; a small paved patio with single step leading down to main section. Mainly laid to paving with lawned section towards the rear. Mixture of timber fencing and brick wall borders, wooden shed and ample space for outside furniture.

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: 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.

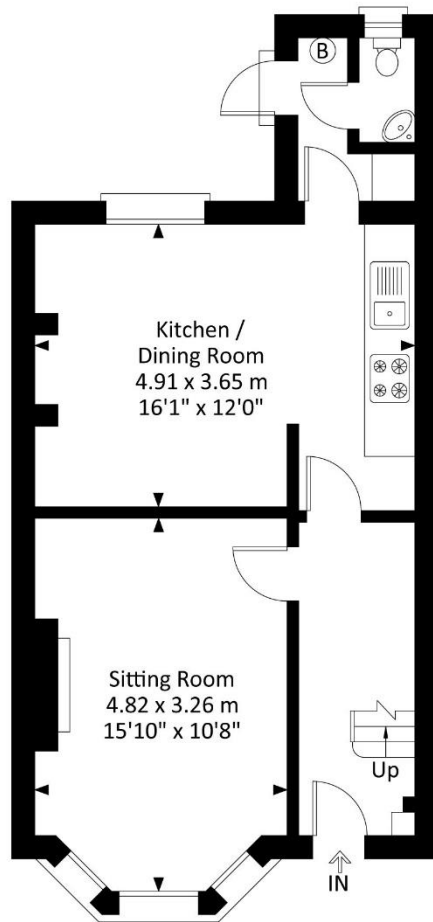


If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

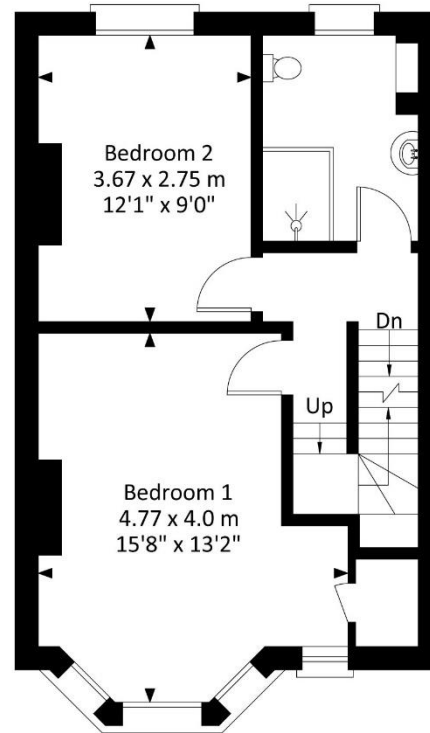


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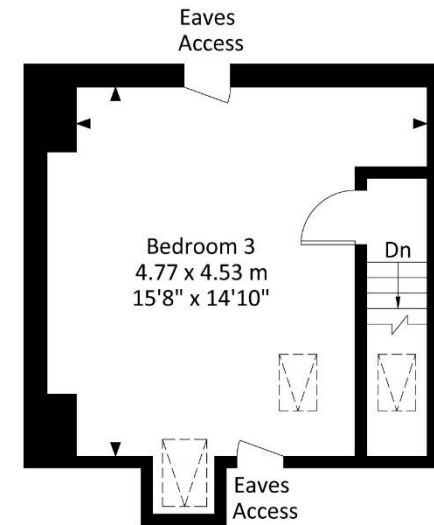
Approximate Gross Internal Area = 108.03 sq m / 1162.82 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

