



15 Broadway Road, Bishopston
Guide Price £1,250,000

RICHARD
HARDING



15 Broadway Road,

Bishopston, Bristol, BS7 8ES

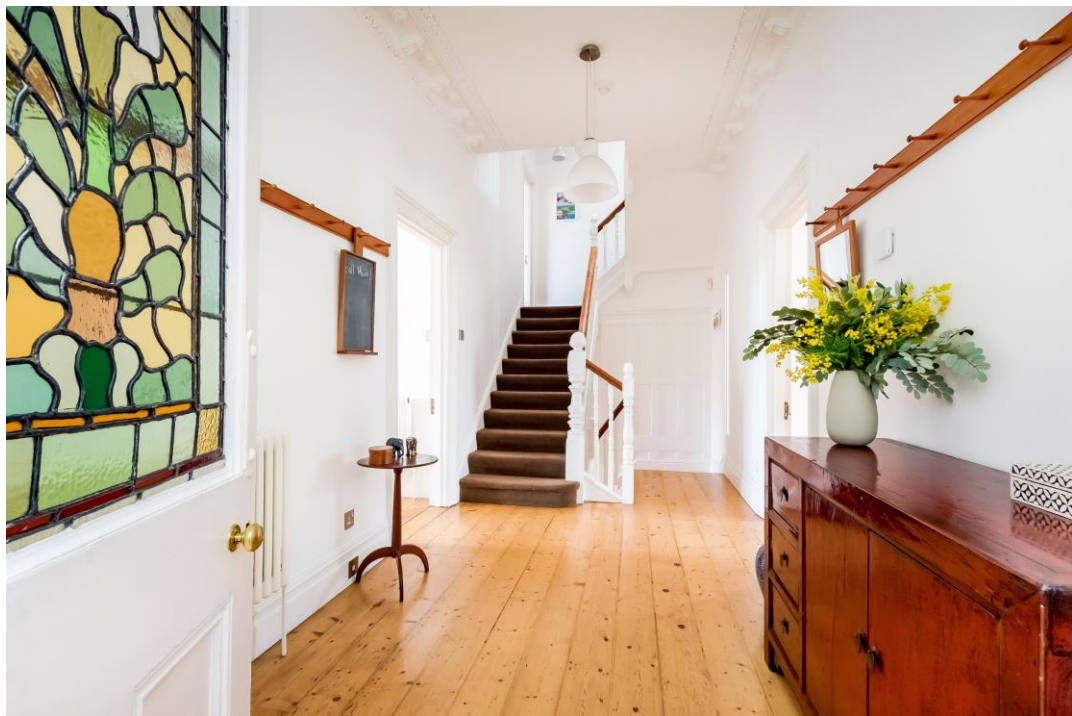
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An impressive, well-proportioned and light filled, 5 double bedroom, 3 reception room, 3 bath/shower room, Edwardian period semi-detached family home, of circa 3,000 sq. ft., situated on a much coveted road within 600m of Redland Green School. Having off-street parking and 50ft well-stocked rear garden.

Key Features

- **Coveted location** - a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic Redland Green Secondary School within 600m, within walking distance of Bishop Road Primary and St Bonaventure's Catholic Primary, handy for the Downs, St Andrews Park nearby and within easy access to 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 local train station is also nearby.
- **Lovely atmosphere with many period features including fireplaces, ornate ceiling plasterwork, exposed wooden floorboards, etc. 50ft fully enclosed rear garden with two sitting out areas.**
- **Ground Floor:** entrance porch, reception hall, family room, sitting room, study, butler's pantry.
- **Lower Ground Floor:** kitchen/dining room, utility room, larder, shower room/wc, storeroom/workshop.
- **First Floor:** landing, five double bedrooms (one with en-suite shower room), family bath/shower room.
- **Second Floor:** landing, loft room.
- **Outside:** off-street parking for one car, front garden, well stocked rear garden with sitting out areas (50ft x 28ft)





GROUND FLOOR

APPROACH: from the pavement, impressive gate pillars with paved pathway leading alongside the house to the front entrance. Solid wood panelled front door with stained glass fan light and external wall light, opening to: -

ENTRANCE PORCH: (8'11" x 5'0") (2.72m x 1.52m) having beautiful tessellated tiled flooring and tiled walls to dado height, high sloping ceiling with Perspex roof and exposed beams, ceiling light point. Open doorway to: -

CLOAKROOM CUPBOARD: (6'4" x 3'1") (1.93m x 0.94m) double glazed window to the rear elevation, tiled flooring, ceiling light point. Currently used for bike storage. We understand that there is plumbing for toilet. Part-stained glass panelled door with side panels and over lights, opening to: -

RECEPTION HALL: (20'8" x 7'9") (6.30m x 2.36m) a most impressive and spacious introduction to this family home, having exposed wooden floorboards, an elegant turning staircase ascending to the first floor with handrail and ornately carved spindles, Victorian style radiator, tall moulded skirtings, ornate moulded corning, ceiling light point, coat hooks. Turning staircase descending to the lower ground floor. Butler's pantry with sliding door having base level cabinets and drawers plus ceiling light point. Stripped pine four-panelled doors with moulded architraves, opening to: -

FAMILY ROOM: (15'8" x 13'9") (4.77m x 4.20m) having a pair of tall sash windows overlooking the rear garden. Central chimney breast with ornate cast iron mantelpiece and recesses to either side, exposed wooden floorboards, tall moulded skirtings, two radiators, picture rail, simple moulded corning, ceiling light point.

SITTING ROOM: (23'4 x 18'8 decreasing to 14'4") (7.12m x 5.68m/4.37m) an exceptionally light principal reception room which is the combination of two former reception rooms via a wide wall opening (10'11"/3.33m). Wide bay window to the front elevation comprising four tall sash windows plus a further pair of tall sash windows, also to the front elevation. Exposed wooden floorboards, tall moulded skirtings, four radiators, picture rail, simple moulded corning, inset ceiling downlights, two wall light points, internal window overlooking the stairwell, chimney breast with recess and coal effect gas fire (presently disconnected) plus slate hearth.

STUDY: (15'7" x 10'1") (4.75m x 3.08m) tall multi-paned sash window overlooking the rear garden, generous built-in cupboards with shelving, exposed wooden floorboards, tall moulded skirtings, radiator, two ceiling light points, recess into chimney breast.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM: (23'8" x 17'0" max/13'1" min) (7.21m x 5.18m/3.99m) comprehensively fitted with an array of sleek gloss soft closing base and eye level units combining drawers and cabinets plus shelving. Roll edged granite effect worktop surfaces with splashback tiling and LED pelmet lighting. Stainless steel sink with draining board to side and mixer tap over. Integral dishwasher. Space for electric/gas oven with stainless steel extractor hood. Space for American style fridge/freezer. Exposed wooden floorboards, tall moulded skirtings, radiator, two ceiling light points. Airing cupboard housing wall mounted Worcester Bosch gas fired boiler with separate hot water cylinder. Multi-paned double doors with side panels plus additional window overlooking and opening externally to the rear garden. Stripped pine four-panelled door opening to: -

UTILITY ROOM: (8'4" x 8'3") (2.53m x 2.52m) base and eye level cabinet, roll edged granite effect worktop surfaces, space and plumbing for washing machine, space for tumble dryer, illuminate strip light. Doors to: -

LARDER: (4'8" x 3'5") (1.42m x 1.04m) fitted shelving, ceiling light point.

SHOWER ROOM/WC: (8'1" x 5'7") (2.46m x 1.70m) walk-in style shower with glass door and side panel and wall mounted shower unit (presently unconnected). Wall mounted wash hand basin with hot and cold-water taps. Low level flush WC with concealed cistern. Radiator with heated towel rail, ceiling light point, extractor fan.

STOREROOM/WORKSHOP: (13'5" x 8'4") (4.06m x 2.82m) light and power connected.

FIRST FLOOR

LANDING: moulded skirtings, simple moulded corning, ceiling light point. Turning staircase ascending to the second floor with half landings at both lower and upper levels. Stripped pine four-panelled doors with moulded architraves, opening to: -

BEDROOM 1: (16'1" x 13'9") (4.89m x 4.20m) a pair of tall sash windows overlooking the rear garden with attractive far-reaching views. Central period fireplace with ornately carved mantelpiece, decorative tiled slips and slate hearth. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded corning, radiator. Wall mounted wash hand basin with mixer tap and double pull out drawers below.

BEDROOM 2: (18'1" x 13'7" measurements include en-suite shower room) (5.51m x 4.14m) virtually full width bay window to the front elevation comprising of four sash windows. Exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded corning, radiator, inset ceiling downlights. Part opaque glazed wooden door with moulded architraves, opening to:-

En-Suite Shower Room/WC: (7'10 x 5'1") (2.39m x 1.55m) walk-in style shower with glass screen, built in shower unit and handheld shower attachment. Wash hand basin with mixer tap and double opening cupboard below. Low level dual flush WC with concealed cistern. Part opaque glazed window to the side elevation, radiator, simple moulded corning, inset ceiling downlights, extractor fan.





BEDROOM 3: (16'0" x 10'6") (4.88m x 3.19m) multi-paned sash window overlooking the rear garden with far reaching rooftop views. Chimney breast with ornately carved cast iron fireplace and slate hearth. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, picture rail, radiator, three ceiling light points.

BEDROOM 4: (14'6" x 9'3") (4.42m x 2.82m) a pair of sash windows to the front elevation with radiator below, chimney breast with recesses to either side, tall moulded skirtings, exposed wooden floorboards, picture rail, ceiling light point, wall light point.

BEDROOM 5: (15'10" x 10'5") (4.88m x 3.18m) dormer style sash window to the rear elevation with far reaching rooftop views. Exposed wooden floorboards, tall moulded skirtings, chimney breast with decorative recess and recess to either side, picture rail, three ceiling light points, wall light point.

FAMILY BATH/SHOWER ROOM: (8'5" x 6'8") (2.57m x 2.03m) built-in shower cubicle with glass door, built-in shower unit and handheld shower attachment. Panelled bath with wall mounted mixer tap and handheld shower attachment. Low level dual flush WC with concealed cistern. Circular wall mounted wash hand basin with mixer tap. A pair of opaque UPVC double glazed windows to the side elevation, recessed shelving, inset ceiling downlights, radiator, extractor fan.

SECOND FLOOR

LANDING: enjoying plenty of natural light via large skylight window, tall moulded skirtings, wall light point. Four-panelled doors with moulded architraves, opening to: -

LOFT ROOM: (16'11" decreasing to 7'1" x 9'8") (5.16m/2.16m x 2.95m) having a pair of Velux windows to the side elevation, built-in wardrobes with louvre doors, two ceiling light points, fitted shelving.

OUTSIDE

FRONT GARDEN: (28'0" x 16'0" measurements including driveway parking) **(8.53m x 4.88m)** designed for ease of maintenance and paved with lilac tree, fatsia japonica and smoke tree.

REAR GARDEN: (50'0" x 28'0") (15.24m x 8.53m) enclosed on all three sides by stone walling and enjoying a good amount of privacy courtesy of its position on the street and also by an assortment of mature shrubs/specimen trees on the outer edges of the garden. Accessed internally via the kitchen/dining room with paved patio offering ample space for garden furniture, potted plants and barbequing etc. The remainder of the garden is predominately laid to lawn and level with shaped pathway and further sitting out area at the rear of the garden. Covered barbeque area with pergola and an established Jasmine. Useful brick-built garden store with power connected.

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: F

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		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

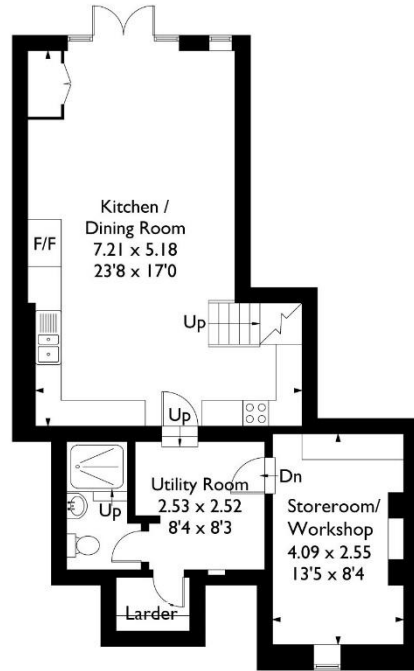
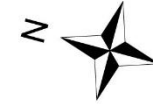
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



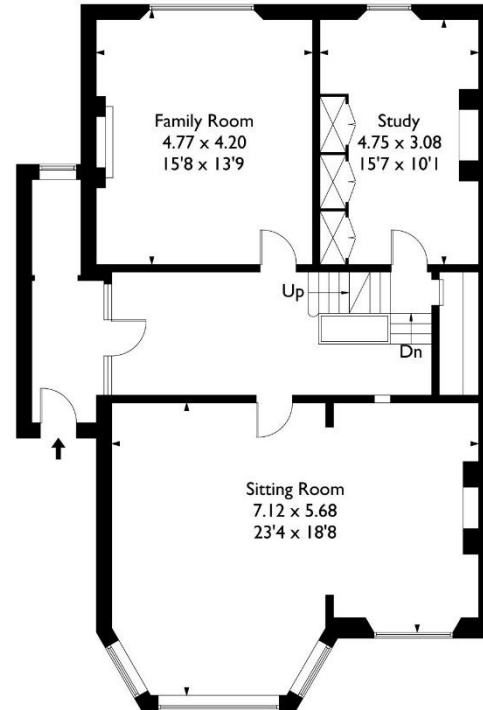


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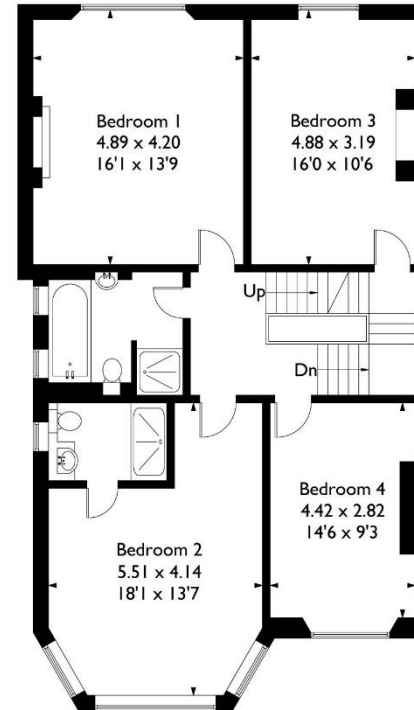
Approximate Gross Internal Area = 280.48 sq m / 3019.06 sq ft



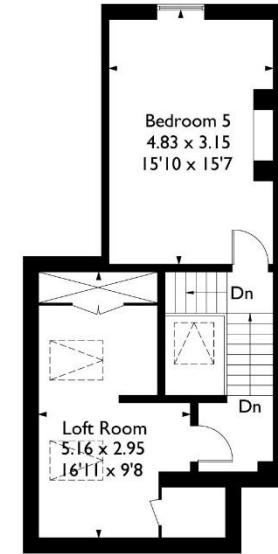
Lower Ground Floor



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.