



38 Grove Avenue, Coombe Dingle
Guide Price Range £800,000 – £825,000

RICHARD
HARDING



38 Grove Avenue

Coombe Dingle, Bristol, BS9 2RP

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Set on a peaceful and highly regarded road with exciting opportunity of updating and expansion, this well-proportioned (1846 sq. ft) detached family home offers wonderful level front and rear gardens, ample off-road parking and a garage.

Key Features

- Lateral accommodation over two floors, comprising three double bedrooms, a modern shower room/wc, two connected reception rooms and a large conservatory, plus a kitchen breakfast room, ground floor cloakroom/wc and utility room, as well as tandem length double garage.
- Offered with no onward chain.
- Fabulous garden to front and rear, setting the property well back from the peaceful Grove Avenue affording lots of off-road parking. To the rear the garden is of good proportions and mainly laid to lawn, with planted boundaries and fruit trees.
- Exciting potential for further updating and expansion, with extension if required, subject to necessary consents.
- An attractive and well-arranged house in an idyllic setting offering a blank canvas for one to update and personalise to suit their tastes and requirements.





GROUND FLOOR

APPROACH: by a long sweeping driveway affording off-road parking for multiple cars. The driveway leads beside a large level lawn front garden and continues up the right-hand side of the property towards the garage and main front door to the house.

ENTRANCE VESTIBULE: tiled floor and period part glazed door leading to:-

ENTRANCE HALLWAY: welcoming entrance hallway with generous understairs storage cupboard, original parquet wood flooring, with doors off to the sitting room, dining area, kitchen/breakfast room and ground floor cloakroom/wc.

SITTING ROOM: (16'8" x 11'8") (5.15m x 3.54m) lovely bright sitting room with large double-glazed window to front looking over the front garden and down Grove Avenue, ceiling coving, original parquet wood flooring, period Crittal French doors leading into a conservatory/garden room and wide arch wall opening connecting through to dining room. Feature fireplace with wood burning stove and radiator.

DINING ROOM: (11'3" x 10'0") (3.43m x 3.06m) good sized dining space with double glazed windows to rear offering a lovely outlook over the rear garden. Radiator, original parquet flooring and door connecting back to the entrance hallway.

KITCHEN/BREAKFAST ROOM: (26'3" x 7'7" widening to 13'1") (8.02m x 3.99m) extended kitchen with base and eye level kitchen units with roll edged laminate worktops over, inset double bowl sink and drainer units. Integrated appliances including an eye level double oven. Ceramic hob with extractor fan over, dishwasher and fridge freezer. Double glazed windows to rear and side, overlooking the rear garden, radiator, part glazed door through to utility room, further door accessing a recessed cupboard, double glazed door to side accessing a cupboard, walkway which provides a useful space for bins and passage through from the front to the rear garden, this also has access to the garage.

UTILITY ROOM: (10'6" x 5'10") (3.18m x 1.83m) base and eye level units with roll edged laminate worktop over and inset stainless steel sink and drainer unit. Loft hatch providing access into the loft space above the kitchen extension. Plumbing and appliance space for washing machine, dryer and freezer. Double glazed door to rear accessing the rear garden.

CONSERVATORY: (18'6" x 11'0") (5.48m x 3.30m) double glazed windows on three sides with double doors to side accessing the rear garden.

GROUND FLOOR CLOAKROOM/WC: low level wc, corner wash basin, part tiled walls and double-glazed window to side.

FIRST FLOOR

LANDING: landing full of natural light provided by the large obscured double-glazed window to front, doors leading off the landing to three double bedrooms, shower room/wc and airing cupboard. Loft hatch provides access to loft storage space. Radiator.

BEDROOM 1: (19'11" x 11'7") (6.07m x 3.54m) generous principal bedroom spanning the length of the property with double glazed windows to front and rear with the front offering a pleasant aspect over the large front garden and rooftops of neighbouring areas towards the trees in Abbots Leigh in the distance, with the rear window overlooking the rear garden. Radiators and ceiling coving.

BEDROOM 2: (11'2" x 10'0") (3.40m x 3.06m) double bedroom with ceiling coving and double-glazed windows to rear, overlooking the rear garden and radiator.

BEDROOM 3: (11'2" x 7'8") (3.40m x 2.35m) ceiling coving and double-glazed window to rear, built in wardrobe and a radiator.

SHOWER ROOM/WC: smart white shower room with oversized shower enclosure with system fed shower, low level wc, wash hand basin with storage drawers beneath, shaver point, radiator and dual aspect double glazed windows to front and side.



OUTSIDE

FRONT GARDEN: (80ft x 45ft) (24.38m x 13.72m) lovely generous front garden setting the property back from Grove Avenue with driveway laid to block paving providing ample off-road parking for multiple cars, the driveway leads beside a level lawned front garden to the garage.

GARAGE: tandem double length garage with pitched roof and access through to the side lobby, window to side connecting back into the property.

REAR GARDEN: (65ft x 45ft) (19.81m x 13.72m) superb peaceful level rear garden of a great size with mostly lawned sections, generous paved seating area closest to the property, orchard area with several fruit trees, garden shed, greenhouse and side access through to the front of the property.

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		
69-80	C		79 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.



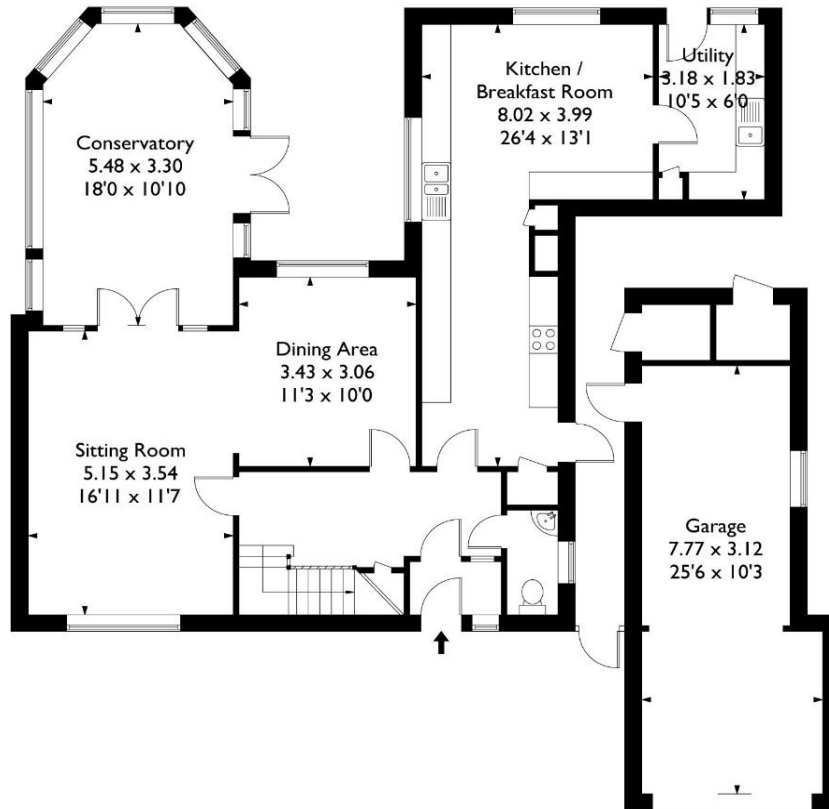


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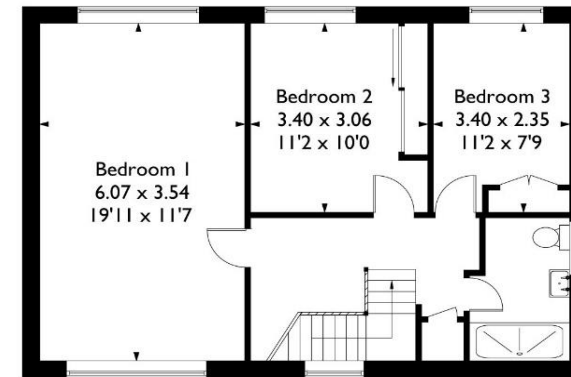
Approximate Gross Internal Area 147.7 sq m / 1590.2 sq ft

Garage Area 23.9 sq m / 256.7 sq ft

Total Area 171.6 sq m / 1846.9 sq ft



Ground Floor



First 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.