



92 High Kingsdown, Kingsdown  
Guide Price £525,000

RICHARD  
HARDING

# 92 High Kingsdown,

Kingsdown, Bristol, BS2 8ER

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A light filled and well balanced 3 double bedroom modern 2 storey family home having spacious sitting/dining room with large patio doors leading out onto a south westerly facing walled garden and a single garage.

## Key Features

- To be sold with no onward chain.
- High Kingsdown was the recipient of many civic awards and was inspired by Scandinavian architecture. The houses are bright and practical.
- **Ground Floor:** entrance hall, cloakroom/wc, large storage cupboard, kitchen, sitting/dining room.
- **First Floor:** spacious landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.
- **Outside:** south west facing low maintenance courtyard garden fully enclosed with side access gate and single garage (located in a block).
- Tucked away on the fringes of a pedestrianised development and centrally located with local shops, pubs and restaurants of Cotham Road South, Cotham Hill and St Michael's Hill nearby. Also within 150 metres of Kingsdown Sports Centre, excellent schools including Cotham Secondary School and also within walking distance of Park Street, Clifton Triangle and Bristol University.

## GROUND FLOOR

**APPROACH:** the property is approached from a pedestrian footpath close to the children's play park, pathway leads to the front entrance door.

**ENTRANCE HALLWAY:** part glazed front door leads into entrance hallway with large storage cupboard, additional storage cupboard housing water cylinder with slatted shelving above, ceiling light point, electric storage heater, wood effect flooring, doors leading to open plan sitting/dining room and cloakroom/wc.

**CLOAKROOM/WC:** low level wc, wall mounted wash hand basin with tiled splashback, ceiling light point, obscure double glazed window, skirting boards, wood effect flooring.

**SITTING/DINING ROOM:** (22'0" x 15'4") (6.70m x 4.68m) a large light filled room with an array of windows and sliding patio doors leading out onto private rear courtyard, 3 ceiling light points, electric storage heater, ample space for sofas and dining room furniture, skirting boards, stairs ascend to first floor landing, door to leading to kitchen.

**KITCHEN:** (9'3" x 6'5") (2.83m x 1.96m) fitted with a matching range of wall, base and drawer units with roll edged laminated worktop over, inset sink with mixer tap over, double glazed windows overlooking the private rear courtyard, ceiling light point, integrated electric oven with 4 ring electric hob with extractor fan over, space for washing machine and upright fridge/freezer, tiled surrounds, ceiling light point, wood effect flooring.

## FIRST FLOOR

**LANDING:** ceiling light point, loft access hatch, storage heater, doors radiate to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

**BEDROOM 1:** (15'3" x 10'0") (4.66m x 3.06m) a large double bedroom with double glazed windows, ceiling light point, wall mounted electric radiator, skirting boards.

**BEDROOM 2:** (13'3" x 8'9") (4.05m x 2.67m) a double bedroom with double glazed windows, built in wardrobe with shelf above, wall mounted electric radiator, skirting boards.





**BEDROOM 3:** (8'9" x 7'9") (2.66m x 2.37m) a large single/small double bedroom with built in wardrobe with hanging rail and storage shelf above, wall mounted electric radiator, ceiling light point, double glazed windows, skirting boards.

**FAMILY BATHROOM/WC:** a white bathroom suite comprising of low level wc, wash hand basin, panelled bath with electric shower over, tiled surrounds, built in storage, mirror, obscure double glazed window, ceiling light point, extractor fan, tiled surrounds, wall mounted electric radiator.

## OUTSIDE

**COURTYARD GARDEN:** (32'10" x 15'7") (10.01m x 4.75m) south west facing garden with pedestrian gate to the front elevation; mainly laid to block paving and patio slabs with mature trees, shrubs and plants to the borders, outside tap, enclosed via brick wall boundaries offering a good level of privacy.

**GARAGE:** (16'2" x 7'10" TBC) (4.93m x 2.39m) located in a block to the side of the building with up and over door (we currently do not have access to the garage so measurements are approximate).

## 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.

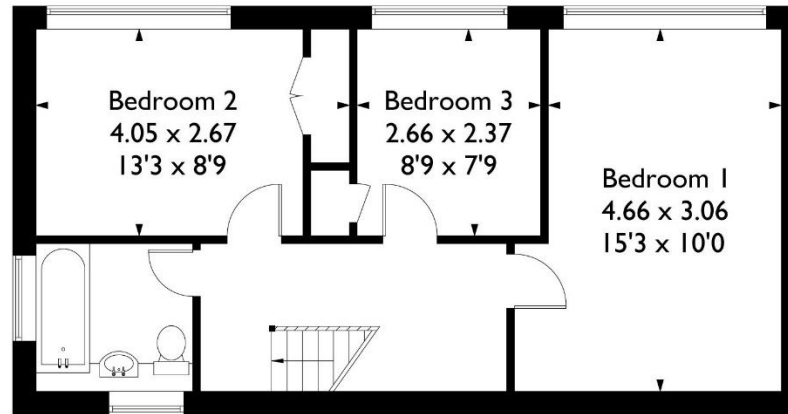


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 47 E    | 80 C      |

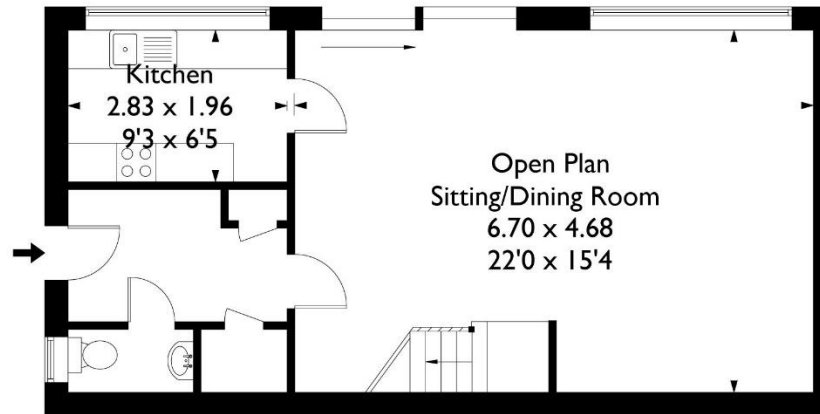
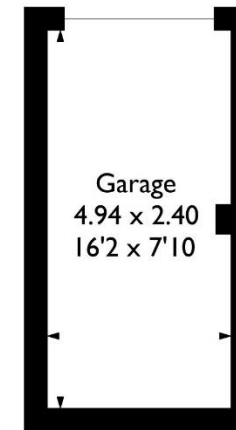
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

# High Kingsdown, Kingsdown, Bristol BS2 8ER

Approximate Gross Internal Area 90.1 sq m / 970.0 sq ft



First Floor



Ground 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.