



18 Walliscote Road, Henleaze

Guide Price £825,000

RICHARD
HARDING



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Bristol, BS9 4RZ

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An incredibly good sized 4 double bedroom (1 with en-suite) 1930's family home, situated in an idyllic peaceful cul-de-sac in the heart of Henleaze. Enjoying off-road parking, a good-sized single garage and level rear garden.

Key Features

- Balanced lateral accommodation arranged over 2 floors with well-proportioned rooms throughout.
- Owned and enjoyed by the current owners since 1976, this well-kept property offers exciting scope for cosmetic updating to suit individual taste and requirements.
- **Ground Floor:** central entrance hallway, impressive 30ft x 14ft reception room (formally 2 rooms), separate kitchen leading through to a dining room and separate utility room/wc.
- **First Floor:** spacious central landing, principle double bedroom with en-suite bathroom/wc, further 3 double bedrooms and a family shower room/wc
- Superb location with a sense of peace and tranquillity, convenient for access to Henleaze Road with its excellent independent shops and bus connections to central areas. Henleaze Junior School is also within just 500 metres.
- A wonderful family home in a neighbourly area offering more space than first expected.





GROUND FLOOR

APPROACH: via the driveway providing off-road parking for a family sized vehicle, besides the driveway there is a pathway leading beside the front garden to an attractive arched covered entrance, where you will find the main front door to the property into: -

ENTRANCE HALLWAY: (13'0" x 6'6" inclusive of staircase) (3.96m x 1.98m) a welcoming entrance hallway with staircase rising to first floor landing and door accessing understairs storage cupboard, telephone point, radiator, thermostat control for central heating, door leading off to the through sitting room and further door opening leading into the kitchen and dining space.

SITTING ROOM: (29'11" max into the bay window x 13'10" reducing to 12'0") (9.13m x 4.21m) a large through sitting room spanning the depth of the property with dual aspect double glazed windows to front and rear, a double-glazed door to the rear providing access out on to the rear garden. the room has high ceilings with ceiling coving, radiators and a tv point.

KITCHEN: (10'1" x 8'2") (3.08m x 2.46m) fitted kitchen comprising of base and eye level cupboards and draws with roll edged laminate worktops over, with inset 1.5 bowl sink and drain unit. Integrated stainless steel oven with four ring gas hobs over, further appliance space for a fridge. Double glazed window to rear overlooking the rear garden, wall opening with 2 steps down leading into: -

DINING ROOM: (14'6" max into recess x 10'9") (4.42m x 3.27m) dining room situated off the kitchen providing a sociable space with double glazed double doors proving direct access out on to the rear garden. Wood laminate flooring, radiator, door accessing to a ground floor utility room and wc.

Utility/WC: L shaped space with low level wc, small wall mounted wash basin, work counter with appliance space beneath for washing machine and dishwasher with built in cabinets over. Double glazed windows to side.

FIRST FLOOR

LANDING: (10'7" x 3'2") (3.23m x 0.97m) incredibly spacious wide landing with loft hatch and doors off to all 4 double bedrooms and the family shower room/wc.

BEDROOM 1: (21'5" x 10'10" inclusive of en-suite) (6.53m x 3.30m) principle double bedroom with large double glazed picture window to rear offering a lovely open outlook over neighbouring gardens and rooftops of the surrounding area. High ceilings with ceiling coving, radiator, wide wall opening connecting through to the: -

En-Suite: panelled bath, low level wc, bidet, pedestal wash basin, part tiled walls and double-glazed window to side.

BEDROOM 2 (rear): (13'3" x 11'11" max into chimney recess) (4.27m x 3.66m) double bedroom with large double glazed picture window to rear, offering similar outlook to bedroom 1, built in wardrobe, picture rail and radiator.

BEDROOM 3 (front): (16'3" max into bay x 13'10" max into chimney recess) (4.95m x 4.21m) good side bay fronted double bedroom with picture rail, double glazed bay window to front, fireplace and radiator.

BEDROOM 4 (front): (19'3" x 9'2") (5.86m x 2.79m) double bedroom with 2 double glazed windows to front, radiator, loft hatch.

FAMILY SHOWER ROOM/WC: (8'6" x 5'8") (2.59m x 1.73m) formally a bathroom this good-sized shower room has an oversized shower enclosure with system fed shower, low level wc, wash hand basin with storage cupboard beneath, double glazed windows to rear, part tiled walls, ceiling coving and a radiator.

OUTSIDE

FRONT GARDEN & DRIVEWAY: the property benefits from a wide plot and frontage with a low maintenance landscaped garden, mainly laid to stone chippings with box hedging and a driveway bedside providing off-road parking for a family sized car. Driveway leads up to: -

GARAGE: (15'8" x 10'9" max reducing to 8'1") (4.78m x 3.27/2.46) larger than average single garage with remote control electric roller shutter door, power and light.

REAR GARDEN: (36ft x 34ft including storage garage) (10.97m x 10.36m) well kept level lawned garden with generous paved seating area closest to the property, outdoor tap, flower borders containing various shrubs, door accesses a recessed storage



shed and further garden gate to the side accesses a gated grassy lane shared by the neighbouring houses and to a small storage garage at the bottom of the garden, perfect for garden equipment, bicycles etc.

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 and Free (as sellers have bought out the ground rent). This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.

8. 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.
9. 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		80 C
55-68	D	65 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.





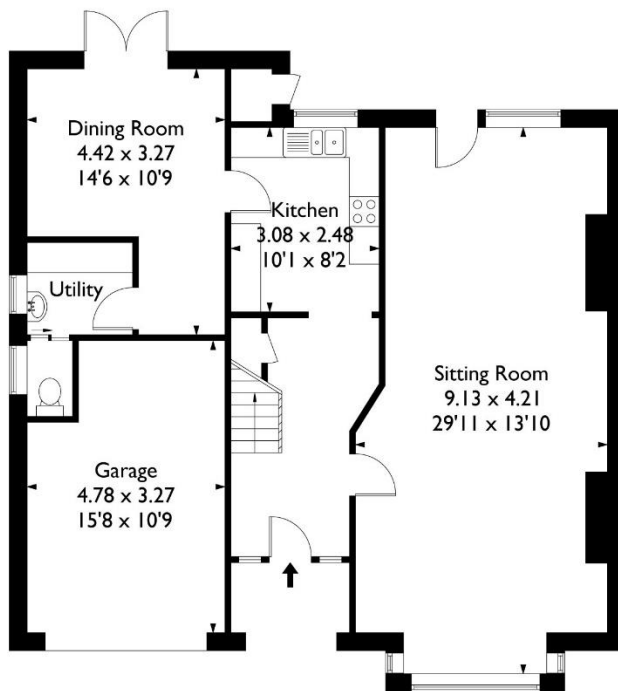
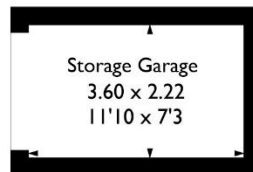


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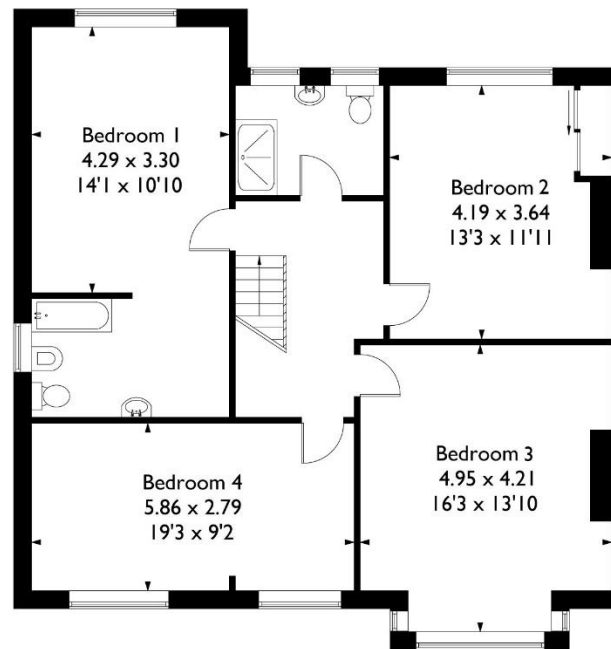
Approximate Gross Internal Area 153.80 sq m / 1655.10 sq ft

Garages Area 22.60 sq m / 243.30 sq ft

Total Area 176.40 sq m / 1898.40 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.