



53 Kennington Avenue, Bishopston
Guide Price £800,000

RICHARD
HARDING



53 Kennington Avenue,

Bishopston, Bristol, BS7 9EU

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An incredibly inviting and well-arranged 5 bedroom (four doubles and one single), 2 bath/shower room, Victorian family home situated in a popular and neighbourly area, within easy reach of Gloucester Road. Enjoying a fabulous extended sociable kitchen with sliding doors accessing a good sized (47ft x 20ft) level rear garden.

Key Features

- Coveted location being situated on a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic independent shops, cafes and restaurants of Gloucester Road just a short level walk away, handy for St Andrew's Park and with easy access to the city centre, Clifton Village, Whiteladies Road, Bristol University, main hospitals, BBC, plus other local parks at Redland Green and Cotham Gardens.
- **Ground Floor:** central entrance hallway with generous understairs storage and ground floor cloakroom/wc, bay fronted sitting room, superb extended kitchen/dining/living space with a modern fitted kitchen and seamless access out onto a level rear garden. Useful recessed utility room.
- **First Floor:** landing, three double bedrooms and a family bathroom.
- **Second Floor:** an excellent loft conversion (2017) comprising a double bedroom, further single bedroom or home office and a shower room/wc.
- Superb rear garden of a good size for a property of this type with useful gated side access through to the front of the property.
- A much loved period home in a great location for families.





GROUND FLOOR

APPROACH: via a garden gate and pathway leading beside the front garden and up the right hand side of the property, where you will find the main front door to the house.

ENTRANCE HALLWAY: (16'4" x 5'6" inclusive of staircase) (4.98m x 1.68m) a welcoming central entrance hallway with high ceilings, ceiling coving, original staircase rising to first floor landing with generous understairs storage cupboard providing ample space for coats, shoes, Hoover etc. Further meter cupboards conceal the fuse box, electric and gas meters. Dado rail, radiator and alarm control panel. Doors leading off to the sitting room, extended sociable kitchen/dining/living area and the ground floor cloakroom/wc.

SITTING ROOM: (front) (16'2" max into chimney recess x 15'0") (4.93m x 4.58m) a good sized bay fronted sitting room with high ceilings, original ceiling corning and picture rail, wide bay to front comprising sliding double glazed sash style windows, wood flooring, attractive period style open fire, radiator.

KITCHEN/DINING/LIVING AREA: (22'8" x 15'10" max in dining/living space reducing to 13'10" in kitchen area) (6.91m x 4.58m/4.22m) an excellent sociable extended kitchen/dining/living space, providing the space families crave, with a modern fitted kitchen comprising matt grey and off white handleless units with quartz worktop over and inset 1 ½ bowl sink and drainer unit. Integrated appliances including Neff eye level ovens, an induction hob with inset extraction over, fridge/freezer and dishwasher. Central island with further storage, under unit lighting, inset spotlights, wood effect vinyl flooring. Extended dining and living area with beautiful floor to ceiling sliding double glazed windows providing a seamless access out onto the level rear garden. Further high level windows to side provide natural light. Contemporary upright radiator and door accessing a useful recessed utility room.

UTILITY ROOM: a small practical utility space with appliance space for stacked washing machine and dryer, built-in shelving on the opposite side.

CLOAKROOM/WC: (6'9" x 2'7") (2.06m x 0.79m) low level wc, wash hand basin with storage beneath, heated towel rail, wood effect flooring.

FIRST FLOOR

LANDING: staircase rising to the second floor landing. Doors off to bedroom 2, bedroom 3, bedroom 4 and family bathroom.

BEDROOM 2: (front) (16'2" max into chimney recess x 15'1" max into bay) (4.93m x 4.60m) an impressive double bedroom spanning the width of the house with wide bay to front comprising sliding double glazed sash style windows. There are high ceilings, a radiator and a period fireplace.

BEDROOM 3: (13'2" x 12'1" max reducing to 8'6") (4.01m x 3.69m/2.59m) a good sized double bedroom with sliding double glazed sash window to rear overlooking the rear garden, high ceilings and a radiator.

BEDROOM 4: (rear) (9'10" x 9'5") (3.00m x 2.87m) a double bedroom with sliding double glazed sash style window to rear, radiator.

FAMILY BATHROOM/WC: a good sized family bathroom with white suite comprising panelled bath with widened shower end with system fed shower over and curved glass screen, low level wc, stone wash basin set into a counter with storage shelf beneath. Sliding double glazed sash style window to side, heated towel rail, inset spotlights, part tiled walls and tiled floor.

SECOND FLOOR

LANDING: a modern loft conversion (2017) with a central landing and pleasing layout with doors off to the principal double bedroom, a neighbouring shower room/wc and a useful home office/bedroom 5.

BEDROOM 1: (rear) (16'3" x 12'1") (4.96m x 3.69m) a generous double bedroom with built-in wardrobe, radiator, double glazed double doors with Juliet balcony overlooking the rear and neighbouring gardens. Further double glazed windows beside, radiator.

SHOWER ROOM/WC: a white suite with a corner shower enclosure with system fed shower, low level wc, pedestal wash basin, heated towel rail, shaver point, inset spotlights, extractor fan and double glazed window to side.

HOME OFFICE/OCCASIONAL BEDROOM 5: (16'2" max into recess x 9'7" max taken below sloped ceilings) (4.93m x 2.92m) a brilliant home office space or child's bedroom with two Velux skylight windows to front, low level doors accessing eaves storage space.





OUTSIDE

FRONT GARDEN: a level low maintenance front garden, mainly laid to stone chippings with period style boundary wall and pathway leading up the right hand side of the building towards the main entrance of the house.

REAR GARDEN: (approx. 47ft x 20ft) (14.31m x 6.09m) a very good sized garden for a Victorian home with paved seating area closest to the property, large lawned section, raised flower border and further flower borders framing the garden, brick stone and fenced boundaries. There is an outdoor tap and handy gated side access through to the front of the property.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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, with a perpetual yearly rentcharge of £3.10s.0d p.a. 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 | 61 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

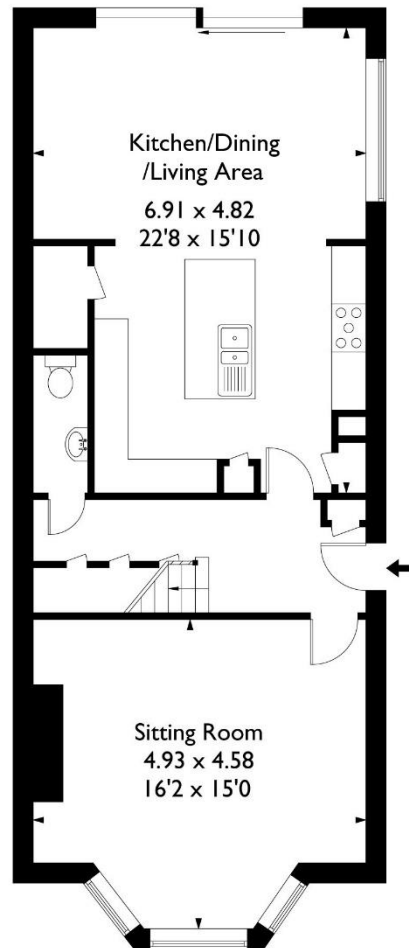
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



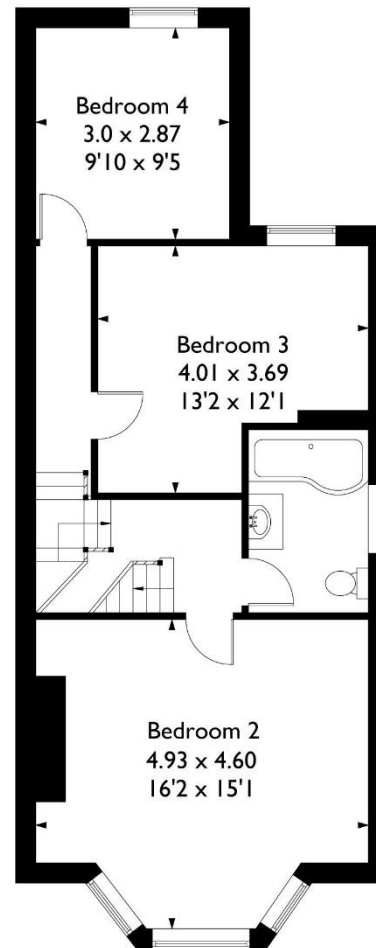


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Approximate Gross Internal Area 156.50 sq m / 1684.50 sq ft

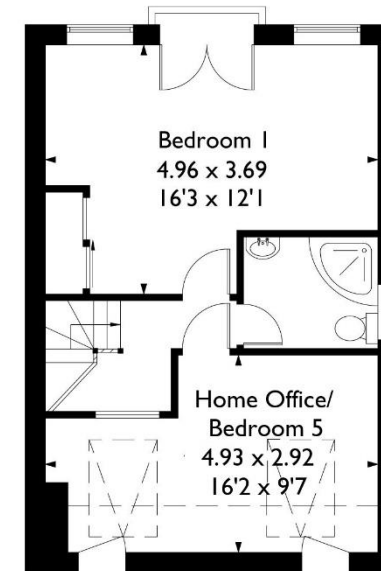


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



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.