



44 Priory Avenue, Westbury on Trym

Guide Price £850,000

RICHARD
HARDING



44 Priory Avenue,

Westbury on Trym, Bristol, BS9 4BZ

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Located on a much sought after road in Westbury on Trym / Henleaze borders; an attractive 3 double bedroom (plus loft room) 1930's detached family home, having driveway parking, tandem detached double garaging and south facing garden (70ft x 35ft).

Key Features

- Highly convenient location within a level walk of the independent shops and cafes of Henleaze Road whilst also being close to Westbury-on-Trym village. Excellent schools nearby include Westbury-on-Trym C of E Academy (Primary), St Ursula's (Primary), Red Maids, Badminton and Bristol Free School, as well as being close to bus connections to central areas of Bristol.
- The house is now to be sold for time in 44 years having been a much-loved family home, and our vendor client is in the process of buying another property independently of the sale so a prompt move is possible.
- Having gas central heating, double glazed windows throughout and solar panels.
- **Ground Floor:** entrance vestibule, reception hall, cloakroom/wc, dining room, sitting room with wide walkway through to living room, kitchen.
- **First Floor:** landing, 3 double bedrooms, shower room, separate wc.
- **Second Floor:** landing, loft room.
- **Outside:** driveway parking, front garden (28ft x 28ft), detached tandem double garage with remote electronically operated door, south facing rear garden (70ft x 35ft) with sitting out area and greenhouse.
- **To be sold for the first time in 44-years.**





GROUND FLOOR

APPROACH: from the pavement, a dwarf brick wall with wrought iron double gates opening onto tarmac driveway which leads alongside the house to detached garage. A pathway leads to the front entrance. Solid wood panelled front door with leaded light panel and obscure glazed fanlight opens to: -

ENTRANCE VESTIBULE: inlaid entrance mat, ceiling light point. Multi-paned wooden door opens to: -

RECEPTION HALL: a most welcoming introduction, having turning staircase ascending to the first floor, part stained glass windows with overlights to the side elevation, radiator, ceiling light point. Meter cupboard with shelving and ceiling light point. Useful understairs cloakroom cupboard with hanging rail and shelving, currently housing the Worcester Bosch gas fired combination boiler. Doors to: -

CLOAKROOM/WC: low level dual flush wc, wall mounted wash handbasin with mixer tap and splashback tiling plus cupboard below, radiator, obscure upvc double glazed leaded light window to the front elevation, ceiling light point.

DINING ROOM: (14'7" x 12'4") (4.45m x 3.76m) virtually full width bay window to the front elevation comprising six upvc double glazed leaded light windows with overlights and having window seat. Central exposed brick fireplace with canopy and open fire. A pair of leaded light windows to the side elevation with secondary glazing. Radiator, raised height shelving, ceiling light point.

SITTING/LIVING ROOM: (25'5" x 11'11") (7.75m x 3.63m) loosely divided as follows: -

Sitting Room: exposed slate fireplace with decorative recess and hearth, plus open fire. Radiator, coved ceiling, two wall light point, ceiling light point. Wide wall opening to: -

Living Room: dual aspect with south-facing upvc double glazed window overlooking the rear garden plus upvc double glazed double doors with side panels to either side opening to a side patio. Radiator, coved ceiling.

KITCHEN: (12'4" x 9'5") (3.76m x 2.87m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cupboards, wine rack and glazed display cabinets. Roll edged granite effect worktop surfaces with splashback tiling and pelmet lighting. Stainless steel sink with drainer to side and mixer tap over. Integral appliances include electric double oven, four ring gas hob, pull-out extractor hood, tall fridge/freezer and washing machine. Tiled effect flooring, space for table and chairs, radiator, two ceiling light points. Dual aspect with upvc double glazed windows to the side and rear elevations (the latter overlooking the south-facing garden). Upvc double glazed overlooking and opening externally to the rear garden

FIRST FLOOR

LANDING: enjoying plenty of natural light via a tall part-stained glass window to the side elevation with secondary glazing. Two ceiling light points and picture rail. Turning staircase ascending to the second floor with handrail. Airing cupboard with hot water cylinder, slatted shelving and cupboard above. Doors to: -

BEDROOM 1: (14'8" x 12'5") (4.47m x 3.78m) virtually full width bay window to the front elevation comprising six upvc double glazed leaded light windows. Built-in wardrobes offering ample hanging rail, shelving and drawer space with cupboards above. Pedestal wash handbasin with hot and cold-water taps, fully tiled surround and wall light over. Radiator, coved ceiling, ceiling light point.

BEDROOM 2: (12'11" x 12'0") (3.94m x 3.66m) upvc doubled glazed leaded light windows overlooking the rear garden, picture rail, radiator, two ceiling light points.

BEDROOM 3: (12'6" x 9'7") (3.81m x 2.92m) upvc doubled glazed leaded light windows overlooking the rear garden. Built-in bedroom furniture including double opening wardrobe, vanity unit, drawers and shelving. Wash handbasin with hot and cold water taps and cupboard below. Radiator, picture rail, ceiling light point.

SHOWER ROOM: a modern suite with walk-in style shower having low level shower tray, shower screen, wall mounted shower unit, handheld shower attachment and overhead waterfall style shower. Wash handbasin with mixer tap and double opening cupboard below. Upvc obscure double glazed leaded light windows to the side elevation with tiled sill. Heated towel rail/radiator, ceiling light point.

SPEARATE WC: low level dual flush wc, upvc obscure double glazed window to the front elevation, radiator, ceiling light point.

SECOND FLOOR

LANDING: enjoying natural light with upvc double glazed window to the side elevation, ceiling light point, door to:-



LOFT ROOM: (14'1" x 10'10") (4.29m x 3.30m) upvc double glazed dormer window with south-facing orientation to the rear elevation, canopy style ceiling with exposed beams, eaves storage cupboards, ceiling light point.

OUTSIDE

FRONT GARDEN: (28'5" x 28'4") (8.66m x 8.64m) set back from the road behind a dwarf brick wall with section of lawn and U-shaped border featuring an array of flowering plants and mature shrubs.

DRIVEWAY PARKING: a tarmacadam driveway leading alongside the front garden and house to a detached garage with a pedestrian gate giving access to the rear garden.

DETACHED TANDEM GARAGE: (24'9 x 8'11") (7.54m x 2.72m) a brick/block-built garage with pitched roof and exposed beams. Having a remote electronically operated roller door. Window to the rear elevation, light and power connected.

REAR GARDEN: (70'0 x 35'0) (21.34m x 10.67m) enjoying a sunny southerly orientation and level. Immediately to the rear of the house, there is a paved patio with ample space for garden furniture, potted plants and barbecuing etc. the remainder of the garden is principally laid to lawn with shrub borders and enclosed on all three side by timber fencing. Personal door to garage and pedestrian gate to tarmacadam driveway. Greenhouse, external lighting, outside water tap.

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		76 C
55-68	D	58 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.



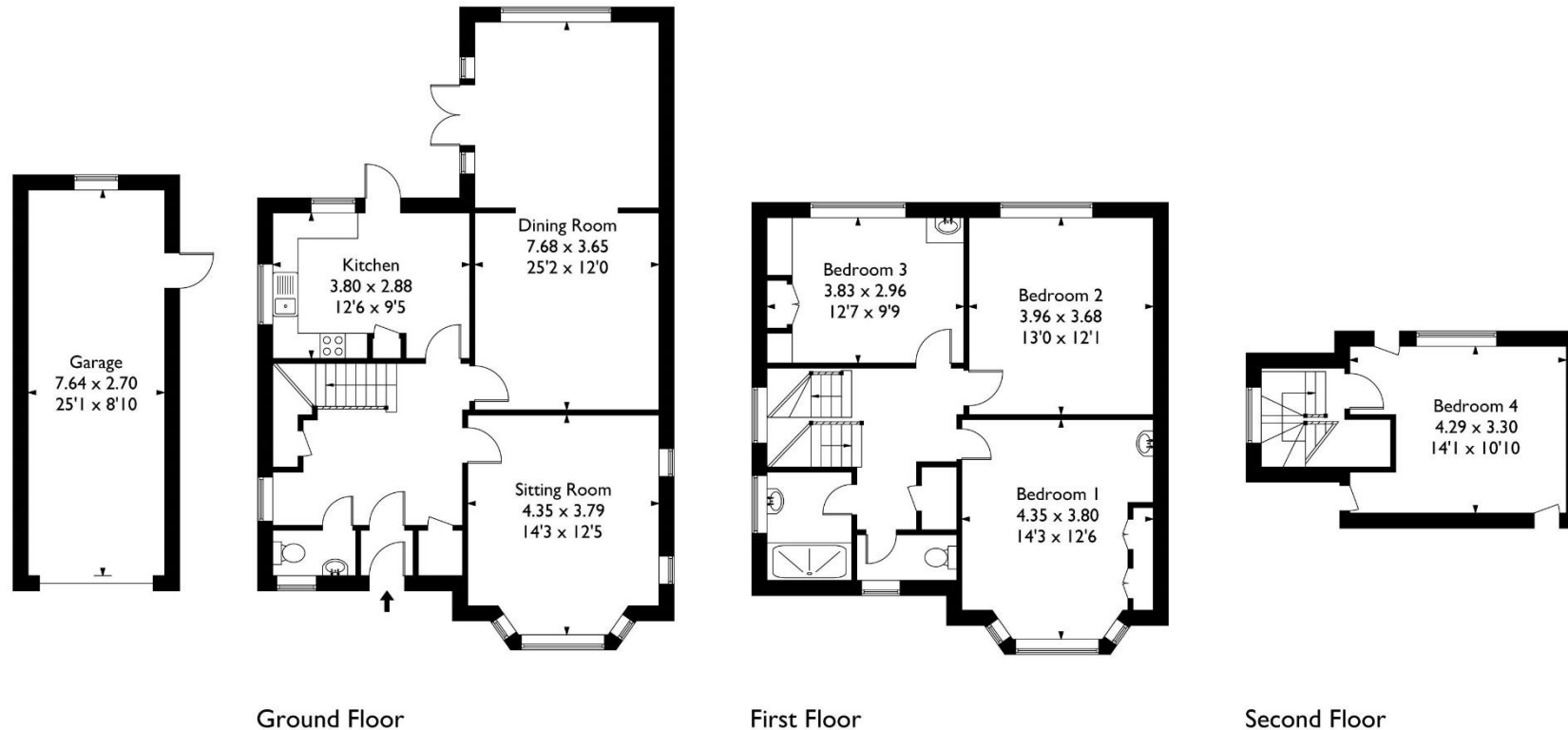


Priory Avenue, Westbury-on-Trym, Bristol BS9 4BZ

Approximate Gross Internal Area 148.4 sq m / 1597.2 sq ft

Garage Area 20.6 sq m / 222 sq ft

Total Area 169 sq m / 1819.2 sq ft



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.