



64 Bishop Road, Bishopston  
Guide Price £680,000

RICHARD  
HARDING





# 64 Bishop Road

Bishopston, Bristol, BS7 8LT

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**A well located 4 bedroom, 2 reception room mid terraced late Victorian house with South facing garden, garden cabin and loft conversion.**

## Key Features

- Four double bedrooms with further dressing room/study off of the master bedroom.
- Fully enclosed South facing garden with cabin and front courtyard.
- Close to Golden Hill allotments and Horfield Common.
- Within 50 metres of Bishop Road Primary School, a popular local primary school rated Outstanding in 2023.
- Approx. 350 metres to Gloucester Road shops.







## GROUND FLOOR

**APPROACH:** the property is approached over patioed front courtyard leading up to four-panelled front door, opening into:-

**ENTRANCE HALLWAY:** natural light from obscured glazed windows to side and above the door, meter cupboard housing electric consumer unit etc., integrated foot mat, high ceilings with ceiling mouldings, radiator, wood effect flooring and turning staircase rising to the first floor.

**SITTING ROOM:** (15'3" max into bay x 14'0") (4.64m x 4.27m) three wood framed sash windows to front elevation into shallow angled window bay, high ceilings continue with ceiling mouldings. Cast iron insert fireplace with decorative tiled surround, wooden mantle and stone hearth. Wood effect flooring, built-in shelving to sides of chimney breast, low level cupboard and radiator.

**DINING/FAMILY ROOM:** (20'6" x 15'11") (6.25m x 4.86m) an open plan room with parquet flooring throughout, measured as one but described separately as follows:-

**Family Room:** (15'11 x 10'3" max into bay) (4.86m x 3.13m) upvc double glazed windows set into angled bay to rear elevation, high ceilings continue with simple ceiling mouldings, understairs storage cupboard and radiator. Opens to:-

**Dining Room:** (13'5" x 9'9" into alcoves) (4.10m x 2.97m) internal obscured glazed window through to sitting room, a pair of openings through to the family room, built-in shelving both sides of disused chimney breast with built-in cupboards, radiator, high ceilings and ceiling mouldings. Door through to:-

**KITCHEN:** (an L shaped room 12'8" x 6'10" and 6'2" x 5'9") (3.87m x 2.10m and 1.90m x 1.77m) upvc double glazed window to side elevation and obscured upvc double glazed door to rear elevation opening onto garden. A generally L shaped room with two sections of kitchen, roll edged worksurfaces with splashback tiling, integrated stainless steel sink with swan neck mixer tap and drainer, space for undercounter dishwasher and washing machine, space for single oven with gas connection and integrated stainless steel hood, eye and floor level kitchen units, tile effect flooring, space for freestanding fridge/freezer. Door to:-

**SHOWER/UTILITY ROOM:** (5'8" x 5'5") (1.73m x 1.66m) upvc double glazed window to rear elevation overlooking garden, wood effect vinyl flooring, close coupled wc, hand basin with mixer tap and splashback. Shower cubicle with rainhead shower and shower hose off a mains fed system. Mains fed heated towel rail, wall mounted extractor fan, space and plumbing for washing machine.

## FIRST FLOOR

**LANDING:** a short landing with three bedrooms, bathroom and staircase rising to the second floor.

**BEDROOM 2:** (14'0" x 12'10") (4.27m x 3.92m) a pair of wood framed sash windows to front elevation, built-in wardrobe to one side of disused chimney breast with matching triple wardrobe on opposing wall adjacent to radiator and wood effect flooring.

**BEDROOM 3:** (13'6" x 10'2") (4.12m x 3.09m) upvc double glazed window to rear elevation overlooking garden, wood effect flooring, central alcove into disused chimney breast flanked by built-in shelving and built-in wardrobes, and radiator on opposing wall.

**BEDROOM 4:** (10'2" x 10'1") (3.11m x 3.07m) upvc double glazed window to rear elevation overlooking garden, built-in wardrobes to one side of chimney breast with built-in airing cupboard on the other side housing a Glow-Worm gas fired boiler.

**BATHROOM/WC:** partially obscured wood framed sash window to front elevation, close coupled wc, pedestal hand basin with splashback tiling, shaving light and point, mirrored medicine cabinet, acrylic bath with tiled enclosure and electric shower, radiator, ceiling mounted extractor fan, wood effect flooring, and small loft access point.

## SECOND FLOOR

**LANDING:** turning staircase rises to a shallow second floor landing. Door into:-

**BEDROOM 1:** (17'9" x 13'9") (5.40m x 4.20m) a pair of upvc double glazed windows to rear elevation overlooking garden with far reaching views, with radiator below, ample space for freestanding wardrobes and a useful alcove.

**DRESSING ROOM/STUDY:** (20'4" x 7'2" with limited head height) (6.21m x 2.18m) a long room accessed solely via the master bedroom with limited head height, currently used as an office but could serve as an excellent dressing room and large enough to serve as an occasional bedroom (ideal as baby room for example). Wood framed Velux skylight into alcove to front elevation, and wood effect flooring continues.



## OUTSIDE

**FRONT GARDEN:** (approx. 18'0" x 9'10") (5.50m x 3.00m) a north facing front courtyard laid entirely to patio with a low stone wall.

**REAR GARDEN:** (34'4" x 21'1" minimum) (10.48m x 6.43m) South facing rear garden with two distinct sections; a patio abutting the rear door from the kitchen which extends further down the side of the kitchen with outside lighting, water butt and water supply with space for seating. A slightly raised lawned section forms the larger part of the garden and is bordered by a mixture of brick, trellis and wood panelled fencing.

**GARDEN CABIN:** (13'4" x 8'4") (4.07m x 2.54m) internally sub-divided into two separate rooms with power and lighting, windows facing back towards the garden, accessible by two external doors into the separate sections.

## 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 Good Leasehold. 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	60 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.









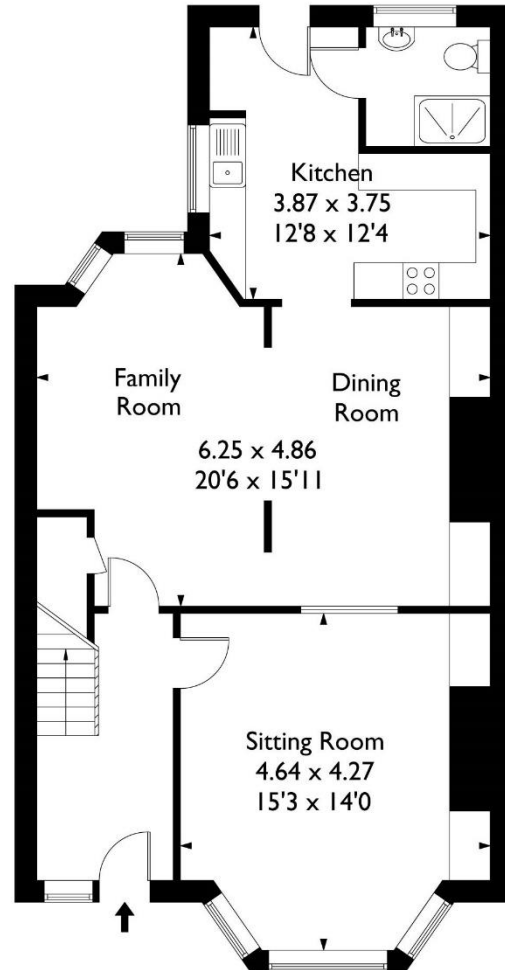


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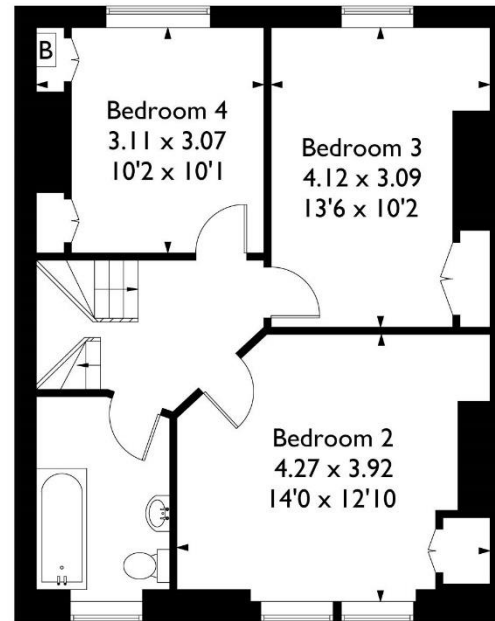
Approximate Gross Internal Area 154.20 sq m / 1659.60 sq ft



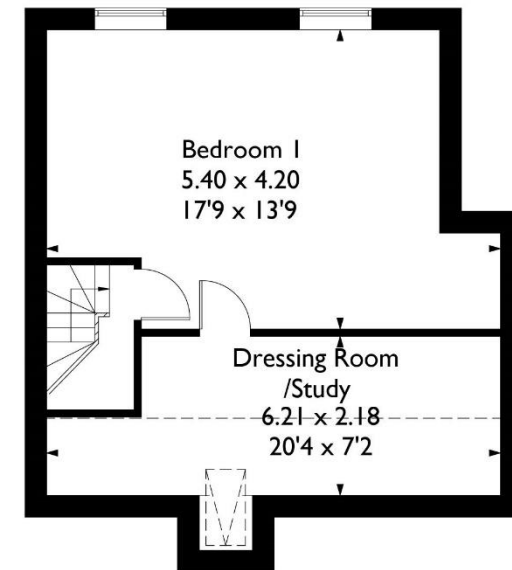
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



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.