



177 Kellaway Avenue, Horfield
Guide Price £515,000

RICHARD
HARDING

177 Kellaway Avenue, Horfield

Bristol, BS6 7YJ

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Situated in the Golden Hill, Henleaze and Horfield borders, an exceptionally well-proportioned 3 double bedroom Victorian mid-terraced home having recently undergone an extensive renovation by the current owners and further benefiting from a large 65ft westerly rear garden.

Key Features

- Having recently undergone an extensive renovation by the current owners, including an exceptional loft conversion providing an impressive and spacious principal suite.
- Stylish, light and well-presented throughout.
- Large 65ft westerly rear garden.
- Retains an abundance of attractive period features.
- The property is set in a convenient location with a variety of useful shops on Kellaway Avenue whilst the amenities on Gloucester Road and Henleaze High Street are within easy reach. Both Tesco and Waitrose supermarkets are just a few minutes away by car. Also conveniently positioned within close proximity to Henleaze Infant and Junior School.
- 3 double bedrooms.
- 2 stylish and well-appointed bathrooms.

GROUND FLOOR

APPROACH: level pathway leads beside front courtyard garden and up to the main front door with fan light over, opening to:-

ENTRANCE VESTIBULE: period tiled flooring, moulded skirting boards, ceiling light point, further door with glazed inserts opens to:-

ENTRANCE HALLWAY: L-shaped hallway with doors to the sitting room, kitchen/dining room and staircase ascending to the first floor. Wooden laminate flooring, moulded skirting boards, radiator, ceiling light point.

SITTING ROOM: (12'10" x 12'3") (3.9m x 3.73m) fitted carpet, moulded skirting boards, ceiling coving, central ceiling rose with light point, log burning stove fitted into chimney breast with wooden mantle over and slate hearth, built-in cupboard and shelving to one side of chimney recess, radiator, door to useful storage cupboard housing meters and fitted shelving, bay window to front elevation fitted with plantation style shutters.

KITCHEN/DINING ROOM: (15'8" x 11'11") (4.78m x 3.62m) wooden laminate flooring, moulded skirting boards, radiator, ceiling light point and inset ceiling downlights, built-in cupboard and shelving to one side of chimney recess, double glazed French doors to rear elevation opening out to the rear garden and proving plenty of natural light. Ample space for dining furniture. Kitchen fitted with an array of wall, base and drawer units with square edged working surface over and inset stainless steel sink with mixer tap and drainer to side. Integrated gas oven, 4 ring gas hob over with extractor hood and tiled splashback, integrated dishwasher. Space for freestanding fridge/freezer. Door opening to understairs storage cupboard with light point.

FIRST FLOOR

LANDING: staircase ascending from hall floor and continuing up to second floor. Doors to bedroom 2, 3 and family bathroom. Further door accessing **Airing Cupboard** housing Worcester combi boiler.

BEDROOM 2: (15'7" x 10'10") (4.76m x 3.30m) fitted carpet, moulded skirting boards, radiator, ceiling coving, ceiling light point, double glazed window to front elevation with plantation style shutters.

BEDROOM 3: (9'11" x 9'9") (3.02m x 2.97m) fitted carpet, moulded skirting boards, radiator, ceiling light point, double glazed window to rear elevation overlooking the garden.

BATHROOM/WC: white suite comprising low level wc, bath with wall mounted system fed shower over, glass shower screen and tiled surrounds, ceramic wash basin mounted on wooden shelf, with matching shelf below, heated towel rail, extractor fan, inset ceiling downlights, vinyl tile effect flooring and opaque glazed window to rear elevation.





SECOND FLOOR

LANDING: carpeted staircase ascending from the first floor, Velux skylight to front elevation providing natural light to landing and stairwell, door to eaves storage. Door to:-

BEDROOM 1: (14'9" x 11'8") (4.50m x 3.55m) fitted carpet, two ceiling light points, moulded skirting boards, built-in wardrobe, radiator, floor to ceiling double glazed window to rear elevation offering a pleasant leafy outlook, door opening to:-

En-Suite Shower/wc: low level wc, ceramic bowl sink mounted into rustic wooden vanity unit with mixer tap over, shower enclosure with glass screen and wall mounted shower, tiled surrounds, vinyl tiled effect flooring, Velux skylight to front elevation, inset ceiling downlights.

OUTSIDE

FRONT GARDEN: compact useful front courtyard with space for bins/recycling storage. Dwarf stone wall boundary.

REAR GARDEN: (65'0 x) (19.81m x m) large rear garden mainly laid to lawn with paved patio closest to the house, timber fence borders with flower beds housing variety of plants, trees and shrubs running alongside, wooden bike store.

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: B

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		88 B
69-80	C		
55-68	D	67 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.

Kellaway Avenue, Bristol, BS6 7YJ

Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft
(Excluding Eaves Storage)

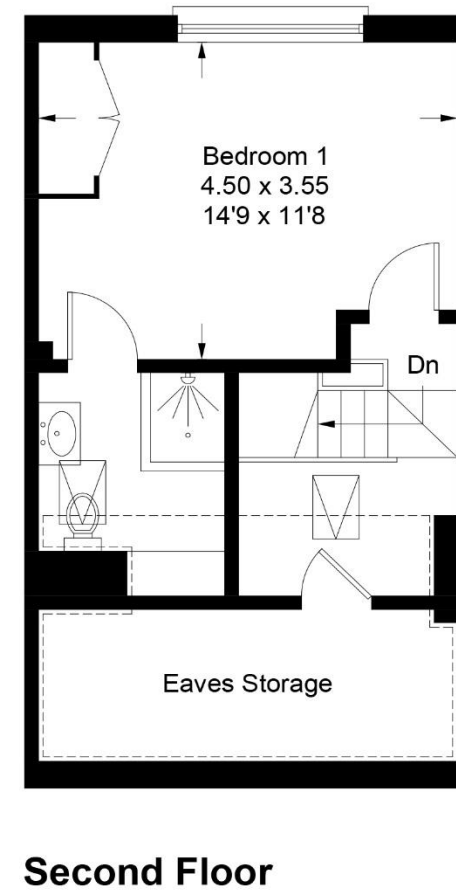
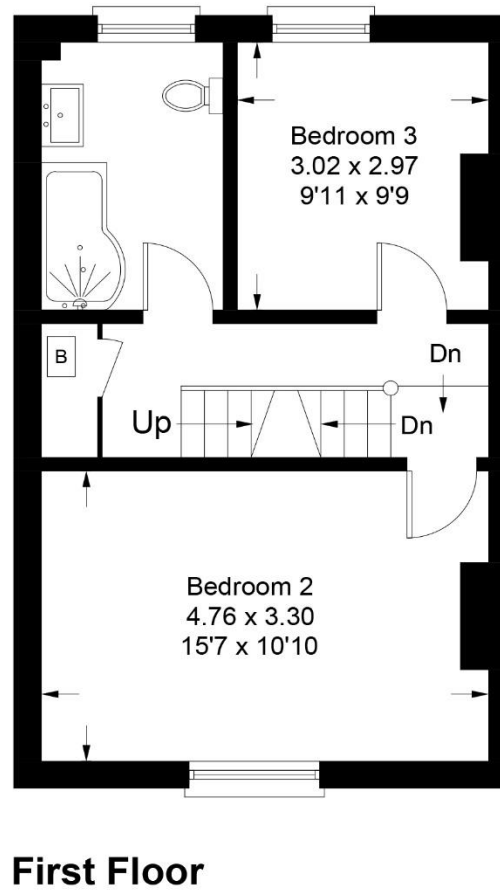
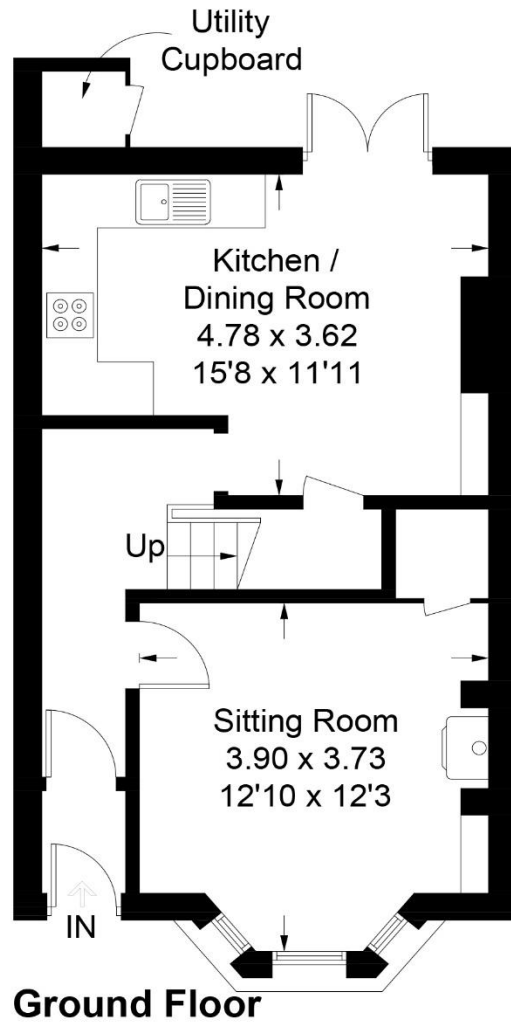


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