



Upper Maisonette, 8 Kingsley Road

Guide Price £525,000

RICHARD
HARDING

Upper Maisonette, 8 Kingsley Road

Cotham, Bristol, BS6 6AF

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HARDING

A substantial 3 double bedroom Victorian maisonette with the feel of a house, a private entrance, off street parking and front garden. No onward chain.

Key Features

- An attractive semi-detached Bath stone fronted early Victorian period building with much of the original character and the feel of a two storey house. Includes large multi paned sash windows, ornate ceiling corning and some fireplaces.
- The location is very close to the hustle and bustle of the vibrant and eclectic Gloucester Road with a wide range of bars, cafes, restaurants and essential services.
- Hall Floor: entrance hallway, sitting room, kitchen/dining room.
- First Floor: landing, bedroom 1, bedroom 2, bedroom 3, bathroom/wc.
- Within the CM Residents Parking Zone, in addition to having off street parking, and the Cotham and Redland Conservation Area.
- No onward chain

ACCOMMODATION

APPROACH: the property is approached over block paved driveway, up a short flight of four stone steps to a covered storm porch with a period wood panelled door, which is the private entrance into:-

HALL FLOOR

ENTRANCE HALLWAY: (20'8" x 6'4" overall inclusive of stairwell) (6.30m x 1.93m) exposed wooden flooring which continues through to the sitting room, high ceilings with ornate original ceiling mouldings, column radiator, wall mounted Vaillant ecoFIT pure (installed 2024) boiler. Ceiling height metal enclosed electric consumer unit. Original turning staircase with attractive balustrade rising to first floor with substantial understairs storage area, and a pair of doors flanking the central hallway.

KITCHEN/DINING ROOM: (20'3" into chimney recess x 11'1") (6.16m x 3.37m) high ceilings with ornate original ceiling mouldings continue, a pair of large wood framed sash windows to rear elevation and radiator on opposing wall. A substantial central area with ample space for freestanding island or breakfast table, with a fitted L shaped kitchen into corner with eye and floor level kitchen units, square edged worksurfaces, stainless steel 1½ sink with swan neck adjustable mixer tap, Neff 4 ring induction hob with electric oven below and Zanussi extractor hood over, space for freestanding tall fridge/freezer, space for undercounter dishwasher, wood effect flooring throughout, cast iron insert fire with tiled surround and ornate mantelpiece. Shelving into alcoves on both sides of the chimney breast. Internal door through to:-

UTILITY ROOM: high ceilings continue, ceiling mounted clothes airer, wall mounted shelving, kitchen unit with stainless steel sink with adjustable swan neck mixer tap with drainer and space for washing machine below, Marmoleum flooring, power and lighting.

SITTING ROOM: (16'3" into chimney recess x 13'11" into bay window) (4.95m x 4.23m) four large wood framed sash windows to front elevation overlooking garden set into attractive square window bay, high ceilings continue with original ceiling mouldings, fireplace with large surround and mantel surrounds a wood burning stove with stone hearth, exposed wooden flooring, radiator, shelving both sides of the chimney breast and a disused doorway (would go through to utility room).

FIRST FLOOR

LANDING: generous landing area with four doors leading from it, with further short staircase rising to half landing with useful storage cupboard which also acts as the entry point to a large loft access hatch to a boarded loft area. There is a radiator on the landing and a large opening allowing for a double glazed roof skylight for ample natural light.

BEDROOM 1: (16'2" into chimney recess x 11'3") (4.94m x 3.44m) generously proportioned room with two large sash windows to the front elevation, radiator, wooden fireplace with cast iron inset and shelving to one side of the chimney breast.





BEDROOM 2: (rear) (11'7" into chimney recess x 11'1") (3.52m x 3.38m) large multi paned sash window to the rear elevation, built-in shelving over disused iron fireplace and built-in wardrobe cupboard with clothes rail positioned over the staircase, radiator.

BEDROOM 3: (9'8" x 8'4") (2.94m x 2.54m) large multi paned sash window to the rear elevation, radiator and shelving built-in above the doorway.

BATHROOM/WC: (8'8" x 6'0") (2.64m x 1.83m) wood framed sash window to front elevation with radiator below, acrylic bath with side mixer tap, mains fed rainhead shower with further hose attachment, heated towel rail, close coupled wc, square hand basin with mixer tap, splashback and mirrored medicine cabinet over, radiator, further ceiling mounted extractor fan and tiled enclosure around the bath.

OUTSIDE

FRONT GARDEN & DRIVEWAY: (overall inclusive of driveway 25ft x 20ft) (7.62m x 6.10m) driveway parking for one vehicle, lawned front garden with hedgerow borders and particularly nice mature tree.

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 one flat below which is party to a lease. This information should be checked with your legal adviser.
- SERVICE CHARGE:** the management company is run by the owner of this flat who also owns the freehold to the building. Currently they ask for a £600 p.a. for building insurance/service charge. This information should be checked by your legal adviser.
- LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C
- 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		82 B
69-80	C		
55-68	D	61 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.

**Upper Maisonette, 8 Kingsley Road,
Cotham, Bristol, BS6 6AF**

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft

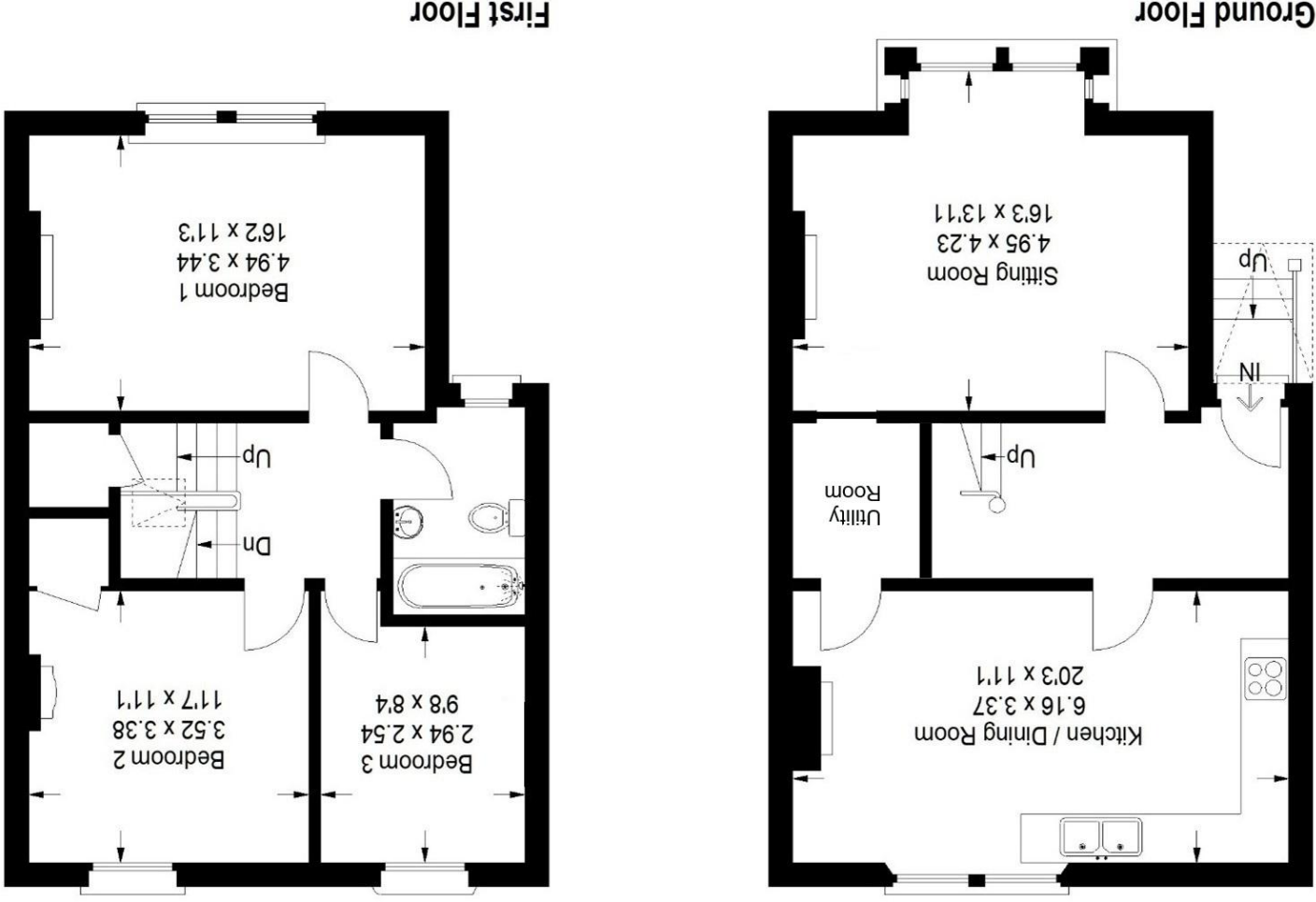


Illustration for identification purposes only, measurements are approximate, not to scale.
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