



24 Broadway Road, Bishopston

Guide Price £1,300,000

RICHARD
HARDING



24 Broadway Road,

Bishopston, Bristol, BS7 8ES

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An exceptionally inviting and well-proportioned 5 double bedroom (one with adjoining bathroom/wc), 3 reception room Victorian semi-detached house situated on the sunny side of a highly regarded tree-lined road in Bishopston, within just 530 metres of Redland Green School. Further benefiting from a glorious south westerly facing rear garden and the rare advantage of off-road parking.

Key Features

- Retaining many period features, whilst enjoying a modern bright and fresh interior with a large sociable sunny kitchen dining space flowing through to the living area.
- Coveted location - a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic Redland Green Secondary School within 530 metres, handy for the Downs, St Andrews Park nearby and within easy access to the city centre, Clifton Village, Whiteladies Road, Bristol university, numerous private schools, good primary schools aplenty, main hospital, BBC plus other local parks at Redland Green and Cotham Gardens. Redland local train station is also nearby.
- **Ground floor:** central entrance hallway, bay fronted sitting room, reception 3/playroom, generous second reception room spanning the width of the house and leading through to a social kitchen/breakfast room, whilst also having an adjoining practical utility room with ground floor shower room/wc.
- **First floor:** 4 bedrooms and a family bathroom/wc.
- **Second floor:** fabulous loft converted large double bedroom with an abundance of natural light and a smart adjoining bathroom/wc.
- Superb outside space with a level sunny garden enjoying much of the afternoon summer sunshine. To the front of the property there is a landscaped front garden with off road parking for 2 cars.
- A superb family home in a wonderful location with a sunny aspect many retained features and much more.





GROUND FLOOR

APPROACH: via a tastefully landscaped driveway providing off-street parking yet retaining a front garden beside. The driveway leads up the left hand side of the property, where you will find the main entrance door to the house and a further door accessing an incredibly useful utility room/bike store which in turn connects through to the rear garden.

ENTRANCE VESTIBULE: high ceilings with ornate ceiling corning, picture rail, dado rail, original tessellated tiled floor and attractive stained glass panels to the side and over the main front door. Further part stained glass door opens through to:-

ENTRANCE HALLWAY: a welcoming central entrance hallway with original staircase rising to the first floor landing, high ceilings with ceiling coving and picture rail, wood flooring, radiator and doors off to:-

SITTING ROOM: (17'5" x 14'9") (5.30m x 4.50m) good sized sitting room with wide bay to front comprising double glazed timber framed sash windows with original stained glass panels over. High ceilings with ceiling coving, decorative ceiling mouldings, picture rail, attractive period fireplace with inset tiles, radiators, and door connecting through to:-

STUDY/RECEPTION ROOM 3: (14'7" x 8'10") (4.45m x 2.70m) useful third reception room perfect for children's playroom, music room or home office. With high ceilings, ceiling coving, inset spotlights, picture rail, two double glazed sash windows to front elevation, period fireplace, radiator, dado rail, engineered wooden flooring.

DINING ROOM/FAMILY ROOM: (23'11" x 19'5") (7.30m x 5.91m) a wonderful, large family reception room spanning the width of the house (likely 2 rooms in original layout) with a south-westerly orientation and large glazed double doors providing a seamless connection through to the rear garden, as well as affording the room with plenty of natural light. There is a period fire surround with inset wood burning stove, built-in book shelving to chimney recesses, further period fireplace with built-in storage cabinets to chimney recesses, engineered wood flooring, high ceilings with ceiling coving and inset ceiling spotlights and part glazed door accesses the utility room/bike garden store. Further glazed door providing a sociable connection through to the:-

KITCHEN/BREAKFAST ROOM: (22'0" x 10'11") (6.70m x 3.33m) sociable, extended space featuring a modern kitchen comprising base and eye level units with wood block worktop over and inset ceramic sink and drainer unit. Integrated appliances include eye level Neff ovens and AEG induction hob with extraction over. Further plumbing and appliance space for dishwasher and fridge freezer. Large glazed panels and windows wrapping around the two sides of the kitchen/breakfast room, and double doors to side providing seamless connection out to the sunny rear garden. Velux skylight window, inset ceiling downlights and ample space for dining furniture.

CLOAKROOM/WC: low level wc, wash handbasin with storage cabinet beneath, extractor fan.

UTILITY ROOM: (16'11" x 7'1") (5.15m x 2.15m) incredibly practical garden store with space for bikes. Double glazed windows and doors to rear accessing the rear garden. Further independent front door accessed from the driveway providing useful entrance from the front of the property. Built-in boiler cupboard housing floor standing Worcester central heating boiler. Plumbing for washing machine with worktop and sink over, and door accessing the:-

Ground Floor Shower Room/wc: small shower enclosure with system-fed shower, low level wc and wall mounted wash basin, high level window to side elevation, extractor fan and tiled floor.

FIRST FLOOR

LANDING: doors off to all bedrooms and family bathroom/wc, radiator, built-in book casing and staircase continues up to second floor landing.

BEDROOM 2: (17'6" x 14'9") (5.34m x 4.49m) a large double bedroom with wide bay to front elevation comprising double glazed sash windows, high ceilings with ceiling coving, picture rail, radiators.

BEDROOM 3: (13'11" x 12'1") (4.24m x 3.68m) double bedroom with high ceilings, ceiling coving, picture rail, dado rail, radiator and double glazed window to rear elevation.

BEDROOM 4: (13'11" x 11'11") (4.24m x 3.64m) double bedroom with high ceilings, ceiling coving, picture rail, double glazed windows to rear elevation, radiator and built-in wardrobe.

BEDROOM 5: (14'7" x 9'3") (4.45m x 2.82m) smaller double bedroom with two double glazed windows to front elevation, high ceilings ceiling coving, wood flooring and radiator.

BATHROOM/WC: white suite comprising panelled bath with system-fed shower over, shower enclosure with further system-fed shower, low level wc, wash hand basin with storage cabinet beneath, heated towel rail, double glazed windows to side elevation, ceiling coving, inset spotlights and tiled floor.



SECOND FLOOR

LANDING: a fabulous loft conversion created by John Pritchard (a well-regarded local specialist) in 2020 comprising an incredibly spacious principal bedroom and large shower room.

BEDROOM 1: (29'8" x 24'2") (9.03m x 7.38m) large room (has the potential to be two rooms if required) with double glazed windows to side offering far-reaching cityscape views. Velux windows to front elevation and a Juliette balcony to rear also offering lovely skyline view. Engineered wood flooring, low level hatches accessing eaves storage and contemporary radiators.

BATHROOM/WC: a smart bathroom with double ended bath and mixer taps in one corner, oversized walk-in shower with dual headed system-fed shower, part tiled walls and floor, extractor fan, inset spotlights and large Velux skylight window.

OUTSIDE

FRONT GARDEN & PARKING: pretty front garden containing various plants and shrubs with a paved driveway beside providing off-street parking for 2 vehicles. Driveway leads to the main front door and to the utility room/bike store to connect through to the:-

REAR GARDEN: (40ft x 30ft) (12.18m x 9.14m) a good sized level lawned rear garden with feature raised railway sleeper vegetable patches, paved seating area closest to the property with ample space for outdoor furniture and entertaining. Semi-circular pathway wraps around lawned section to a further paved area with flower border beside containing various shrubs and a gorgeous Silver Birch 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. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

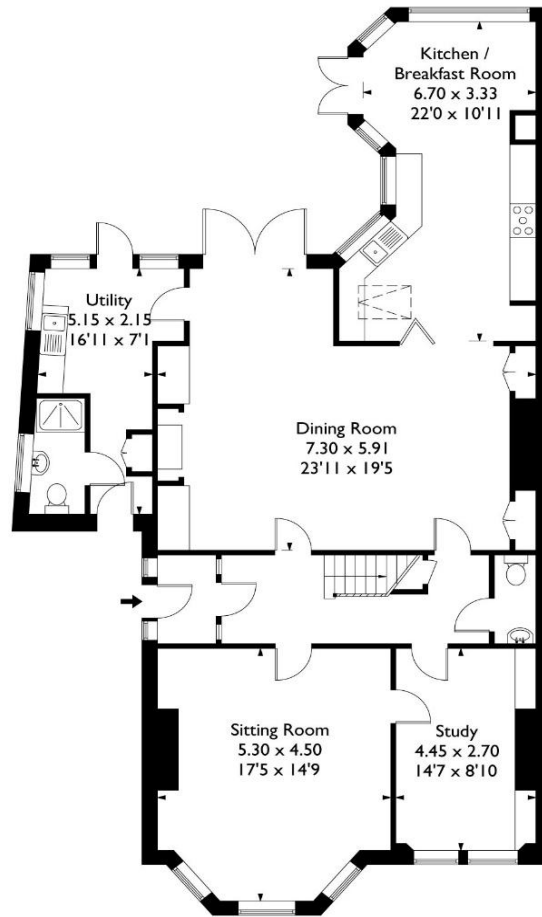
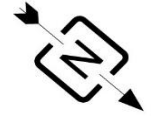
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



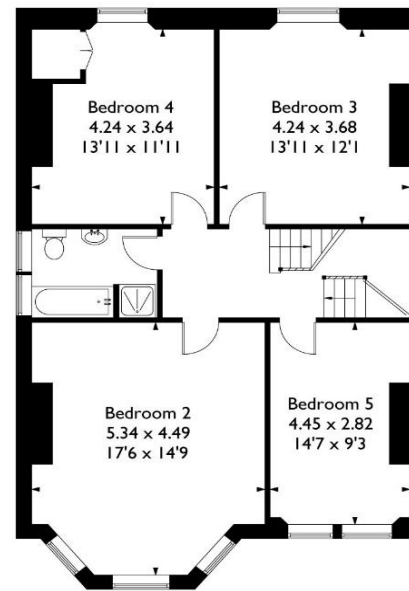


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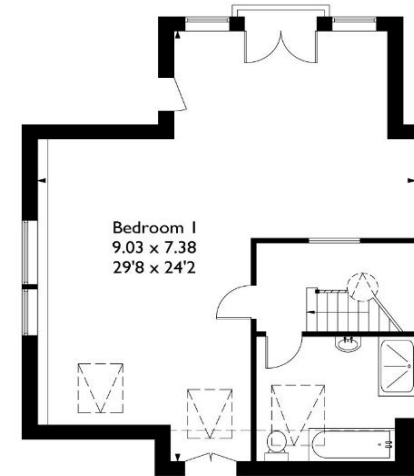
Approximate Gross Internal Area 257.9 sq m / 2776.1 sq ft



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.