



34 Claremont Avenue, Bishopston  
Guide Price £900,000

**RICHARD  
HARDING**







# 34 Claremont Avenue,

Bishopston, Bristol, BS7 8JE

RICHARD  
HARDING

Located on a quiet tree-lined road in Bishopston and within 350 metres of Redland Green Secondary School; a substantial 5 bedroom, 4 bath/shower room, 2 reception room, bay fronted Edwardian period family home with kitchen/breakfast room and 45ft well stocked rear garden.

## Key Features

- The accommodation is bright and light-filled with large square bay windows, high ceilings, period fireplaces and ornate moulded plasterwork.
- Notable for its loft conversion, providing three floors of well-balanced accommodation together with stylish kitchen having integrated appliances.
- A perfect location - in a friendly and family orientated neighbourhood, set on a peaceful tree-lined side road close to the aforementioned Redland Green Secondary School and all the many cafes, restaurants, independent shops and amenities on Gloucester Road.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, dining room, kitchen/breakfast room, bathroom.
- **First Floor:** part galleried landing, 4 double bedrooms (one with en-suite bathroom), family bathroom.
- **Second Floor:** part galleried landing, double bedroom (5 in total), shower room.
- **Outside:** pretty front garden, 45ft rear garden with sitting out areas, summerhouse and pedestrian rear access.







## GROUND FLOOR

**APPROACH:** from the pavement, a low brick wall with pathway gently ascending to an open-fronted porch with wall mounted external light. Part stained glass wood panelled door with matching fanlight and window to side, opening to:-

**ENTRANCE VESTIBULE:** tessellated tiled flooring, tall moulded skirtings, dado rail, ornate moulded cornicing, ornate ceiling rose, ornate wall detailing, ceiling light point, double opening mains switchboard control cupboard. Part stained glass exposed pine double opening doors with overlights, opening to:-

**RECEPTION HALL:** a most welcoming introduction, having an elegant staircase ascending to the first floor with handrail and ornately carved spindles, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, concealed radiator, ornate ceiling rose with light point, useful understairs storage cupboards. Panelled doors with moulded architraves, opening to:-

**SITTING ROOM:** (17'0" x 13'2" max measurements into bay window) (5.17m x 4.00m) box bay window to the front elevation comprising four part multi-paned sash windows. Central period fireplace with inset wood burning stove set upon a slate hearth with ornately carved marble mantelpiece. Recesses to either side of the chimney breast (one with fitted bookshelving), exposed wooden floorboards, tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose, radiator, ceiling light point.

**KITCHEN/DINING/BREAKFAST ROOM:** (25'2" x 20'11") (7.67m x 6.36m) loosely divided as follows:-

**Dining Room:** (14'11" x 11'5") (4.55m x 3.48m) a pair of tall sash windows to the rear elevation, central period fireplace with ornately carved mantelpiece and decorative tiled slips, recesses to either side of the chimney breast, wood effect flooring, tall moulded skirtings, inset ceiling downlights, radiator. Wide wall opening through to:-

**Kitchen/Breakfast Room:** (25'2" x 9'8") (7.67m x 2.95m) comprehensively fitted with an array of sleek gloss base and eye level units combining drawers and cabinets, roll edged granite worktop surfaces with matching upstands and pelmet lighting, undermount stainless steel sink with mixer tap over, space for gas/electric range cooker, space for dishwasher, space for American style fridge/freezer, integral wine cooler, integral extractor hood, wood effect flooring, vertical style column radiator, tall moulded skirtings, inset ceiling downlights. Powder coated aluminium double glazed bi-folding doors opening externally to the rear garden. Multi-paned wooden door, opening to:-

**BATHROOM/WC:** (9'2" x 5'1") (2.79m x 1.55m) panelled bath with built-in shower unit and handheld shower attachment plus glass screen. Low level flush wc. Wash stand with wash hand basin and mixer tap. Partially tiled walls, heated towel rail/radiator, double glazed window to the side elevation, inset ceiling downlights.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, turning staircase ascending to the second floor enjoying natural light via large Velux window, tall moulded skirtings, two ceiling light points. Double opening laundry cupboard with space and plumbing for washing machine plus shelving. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (14'0" x 12'2" measurements including en-suite bathroom) (4.27m x 3.70m) box bay window to the front elevation comprising four part multi-paned sash windows, tall moulded skirtings, simple moulded cornicing, four wall light points, radiator, ceiling light point, painted floorboards. Panelled door with moulded architraves, opening to:-

**En-Suite Bathroom/WC:** (8'5" x 5'0") (2.57m x 1.52m) panelled bath with mixer tap and mosaic effect splashback tiling. Low level dual flush wc. Wall mounted wash hand basin with waterfall style mixer tap and double opening cupboard below. Tiled flooring, heated towel rail/radiator, moulded skirtings, inset ceiling downlights, wall mounted mirror with integral lighting, recessed shelving with shelf above.

**BEDROOM 3:** (14'11" x 11'6") (4.55m x 3.50m) a pair of sash windows overlooking the rear garden, chimney breast with inset wood burning stove set upon a slate hearth, recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, radiator, coved ceiling, ornate ceiling rose, ceiling light point.

**BEDROOM 4:** (18'0" x 9'3") (5.48m x 2.81m) currently utilised as an additional reception room. Bi-folding double glazed doors overlooking and opening externally to the rear garden with sloping double glazed glass roof above. Wood effect flooring, tall moulded skirtings, vertical style radiator, inset ceiling downlights. Airing cupboard housing wall mounted IQE gas fired combination boiler.

**BEDROOM 5:** (10'8" x 7'2") (3.26m x 2.19m) tall part multi-paned sash window to the front elevation, exposed wooden floorboards, moulded skirtings, coved ceiling, ceiling light point, Victorian style radiator.

**FAMILY BATHROOM/WC:** (8'5" x 7'10") (2.57m x 2.39m) panelled bath with mixer tap and handheld shower attachment, shower screen, fully tiled surround, built-in shower unit and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. His and hers wash hand basins with waterfall style mixer taps plus double opening cupboard below. Tiled flooring with underfloor heating, and partially tiled walls, heated towel rail/radiator, inset ceiling downlights.







## SECOND FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and ornately carved spindles, enjoying plenty of natural light via the aforementioned large Velux window, wall mounted shelving, eaves storage cupboard, ceiling light point. Panelled doors with moulded architraves, opening to:-

**BEDROOM 2: (17'10" x 13'10") (5.44m x 4.21m)** a dual aspect room with two Velux windows to the front elevation and dormer style window to the rear elevation. Open fronted built-in wardrobe with hanging rail and shelving space, wood effect flooring, radiator, ceiling light point, eaves storage cupboards.

**SHOWER ROOM/WC: (8'7" x 5'8") (2.62m x 1.73m)** corner shower cubicle with built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Wall mounted wash hand basin with mixer tap and double opening cupboard below. Low level dual flush wc. Tiled flooring and partially tiled walls, Velux window to the front elevation, heated towel rail/radiator, inset ceiling downlights, extractor fan, eaves storage cupboard.

## OUTSIDE

**FRONT COURTYARD:** having been designed for ease of maintenance with stone chippings and raised shrub borders.

**REAR GARDEN:** accessed via the kitchen/breakfast room there is a sunken patio with ample space for garden furniture that features and established rhododendron and clematis. Steps up to the remainder of the garden which has been separated into three tiers and again designed for ease of maintenance with a combination of timber deck, brick paving and stone chippings. Featuring a fine array of flowering plants, mature shrubs and specimen trees. At the very top of the garden there is a useful summer house and also pedestrian access onto a rear lane.

## 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: 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             |         | 77 C      |
| 55-68 | D             | 62 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.












# Claremont Avenue, Bishopston, Bristol, BS7 8JE

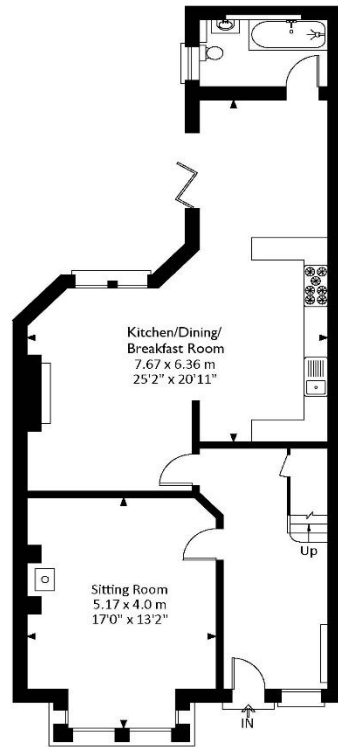


Approximate Gross Internal Area = 186.87 sq m / 2011.45 sq ft

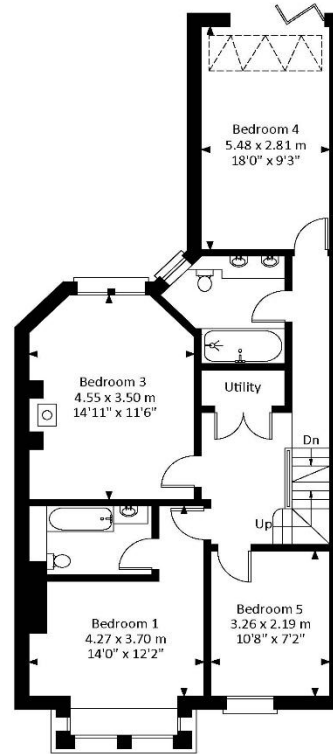
Garden Storage Area = 8.75 sq m / 94.18 sq ft

Total Area = 195.62 sq m / 2105.63 sq ft

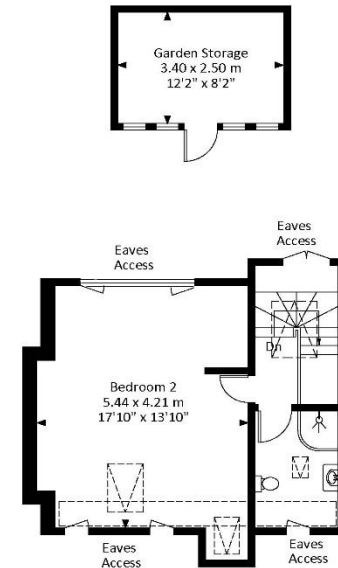
 = Reduced Headroom



Ground Floor



First Floor



Second Floor

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