



12 Cromwell Road, St. Andrews

Guide Price £950,000

RICHARD  
HARDING



# 12 Cromwell Road, St. Andrews

Bristol, BS6 5HG

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**A substantial and versatile Victorian semi-detached period home - currently let to young professional, but with cosmetic changes could be used as a family residence. Offering an advantage of gated off road parking for 2-3 cars and a good-sized rear garden.**

## Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Situated in the ever-popular St. Andrews, with the selection of independent shops, cafes and restaurants of Gloucester Road within a short level stroll. St. Andrews Park, Montpelier train station and access to all central areas are all nearby.
- Flexible accommodation arranged over 4 floors with the lower ground floor having its own independent entrance, offering up to 7 bedrooms in total, depending how one wants to configure the space.
- **Outside:** gated off road parking for 2-3 cars with a front garden beside and very pretty lawned rear garden, wrapping around the rear and side of the building.
- A great opportunity to purchase a central and well-located Victorian building with great scope for further enhancement, depending on one's taste and requirements.

## GROUND FLOOR

**APPROACH:** via gated driveway providing off road parking for 2-3 cars, the driveway leads up beside the front garden, steps lead up to the main entrance to the property and steps descending to an independent lower ground floor entrance.

## HALL FLOOR

Entrance hallway with staircase ascending to the first floor and descending to the lower ground floor landing, door leads into a spacious through kitchen/dining/living room with bay window to front, feature fireplaces and doors leading off to a walk-in pantry room, ground floor shower room/wc and a study. Further part glazed door to side provides access out on to the driveway and rear garden.

## FIRST FLOOR

Double glazed window to front, spacious landing with doors off to a double bedroom at the front, a store cupboard, family bathroom, further double bedroom at the rear and staircase continuing up to the second-floor landing.







## SECOND FLOOR

Landing with doors off to three further double bedrooms.

## LOWER GROUND FLOOR

Flexible lower ground floor accommodation with its own private entrance affording flexibility for usage, perfect for teenagers, lodger, nanny or dependant relative with a bay fronted reception room, central landing, two further bedrooms (one with adjoining recessed utility/boiler cupboard) further internal room, bathroom and recessed storage cupboard.

## OUTSIDE

**DRIVEWAY, OFF ROAD PARKING AND FRONT GARDEN:** Driveway to the front of the property providing off road parking for 2-3 cars, steps lead up from the driveway to gated access to the rear garden.

**REAR GARDEN:** a pretty rear garden mainly laid to lawn with walled boundaries and various plants and shrubs.

## 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: C

### **PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



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

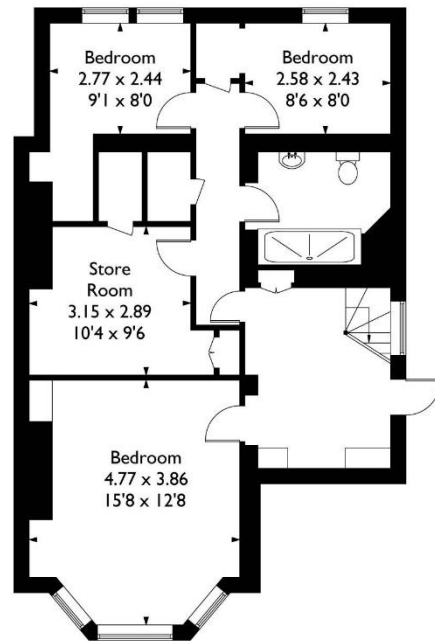


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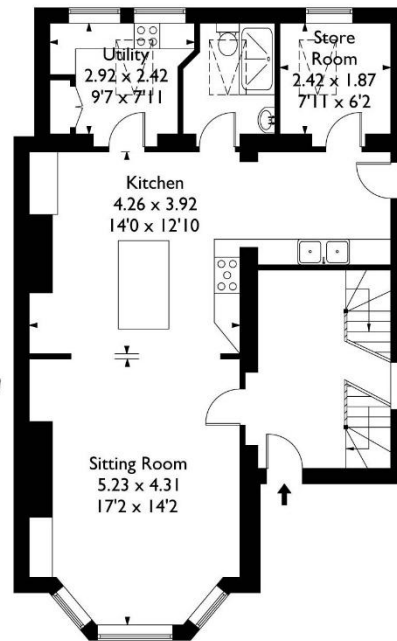
Approximate Gross Internal Area 242.0 sq m / 2604.8 sq ft



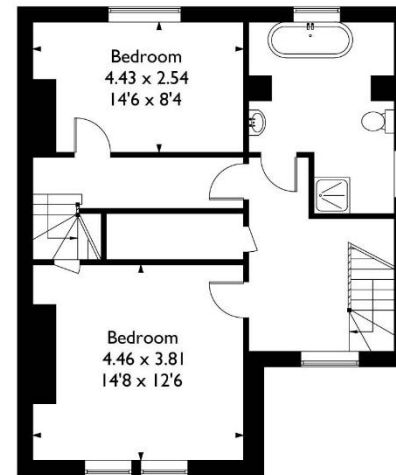
 = Reduced headroom below 1.5m / 5'0"



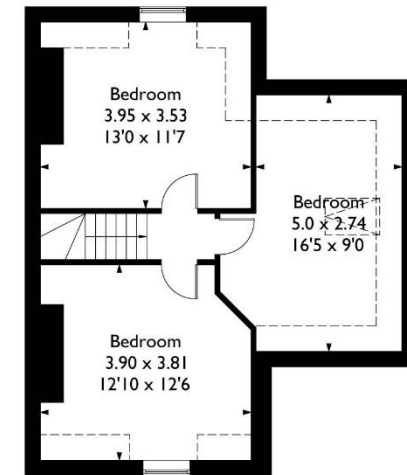
Lower Ground Floor



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.