



52 Wolseley Road, Bishopston

Guide Price £675,000

RICHARD
HARDING



52 Wolseley Road,

Bishopston, Bristol, BS7 8EN

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An attractive, well-arranged and beautifully presented 3 double bedroom (1 with en-suite), 2 reception room Victorian family home, enjoying a fabulous, sociable kitchen/dining room with direct access onto a south facing garden.

Key Features

- Situated towards the top of a popular side road within a short level stroll of the superb shops, restaurants, cafes and amenities of Gloucester Road. St Andrews Park, bus connections to central areas and excellent schools including the highly regarded Redland Green School (602 metres).
- Gorgeous, landscaped front and rear gardens, with the rear garden attracting most of the day's sunshine with level lawned sections, flower borders, a secure bicycle shed and sun terrace.
- Well configured accommodation with 2 separate reception rooms and an extended kitchen/dining room with bi-folding doors.
- To the first floor there are 2 bedrooms and a good sized family bathroom, and a superb loft conversion to the second floor with Juliette balcony and en-suite.
- A charming period property with many original features, balanced with a fresh and modern interior.





GROUND FLOOR

APPROACH: via garden gate and tastefully landscaped pathway leading beside the front courtyard garden, and up to the main front door of the house which opens into the:-

ENTRANCE VESTIBULE: high ceilings with original ceiling cornicing, exposed painted floorboards, dado rail, part stained glass period door leading through into the:-

ENTRANCE HALLWAY: high ceilings with ceiling coving and feature period archway. Staircase rises to first floor landing with built-in bespoke storage cabinets beneath with drawers and shoe storage. Exposed painted floorboards, period style radiator and doors leading to:-

SITTING ROOM: (15'1" x 13'1") (4.60m x 3.98m) a bay fronted sitting room with three double glazed sash windows with built-in plantation shutters. High ceiling with ceiling cornicing and central ceiling rose with light point. Picture rail, period fireplace with built-in book-shelving and cabinetry to chimney recesses, exposed stripped floorboards and radiator.

FAMILY ROOM: (12'5" x 11'3") (3.79m x 3.44m) high ceilings with coving and picture rail, attractive period fireplace with log burner with built-in original book shelving and cabinet to recess. Dado rail, exposed stripped floorboards, radiator, sash window to rear looking through to the extended kitchen/dining room.

KITCHEN: (16'8" x 13'5") (5.07m x 4.10m) a superbly extended space with modern fitted kitchen comprising base and eye level units quartz worktops over and matching upstands and splashback. Smeg induction range cooker included. Integrated built-in chimney hood, 1½ bowl sink, fridge/freezer, washing machine. To the dining space there is a Velux skylight window and three bi-folding timber framed double glazed doors providing direct access to the south-west facing rear garden. Inset spotlights and contemporary upright radiator.

FIRST FLOOR

LANDING: staircase rising up to the second floor with doors off to:-

BEDROOM 1: (16'10" x 11'11") (5.13m x 3.63m) a large double bedroom with high ceilings, picture rail, two sliding double glazed sliding windows to the front elevation with built-in plantation shutters, radiator and door accessing shallow recessed storage cupboard with built-in shelving. Further recessed single wardrobe with hanging rail and drawers.

BEDROOM 2: (12'4" x 11'5") (3.77m x 3.47m) double bedroom with high ceilings, ceiling coving, picture rail, double glazed sash window to rear overlooking the rear garden. Exposed stripped floorboards and radiator.

BATHROOM/WC: white suite comprising low level wc, pedestal wash basin and panelled bath with mixer taps and shower attachments. Radiator, extractor fan, corner cupboard housing the Vaillant gas central heating boiler, double glazed window to side elevation.

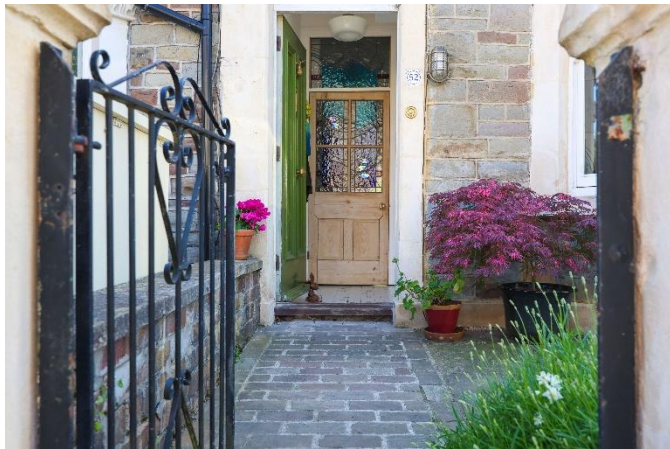
SECOND FLOOR

LANDING: double glazed window to rear elevation providing natural light through landing and stairwell. Door leading to:-

BEDROOM 3: (19'4" x 13'4") (5.89m x 4.06m) smart loft converted double bedroom with double glazed French doors to rear accessing Juliette balcony. Further double glazed window beside. Built-in wardrobe and book shelving. Further Velux skylight window to front with hatch accessing eaves storage space, radiator and door opening to:-

En-suite Shower Room/wc: a good sized en-suite with oversized walk-in shower enclosure with dual headed system fed shower and recessed alcove shelf, low level wc with concealed cistern, wall mounted wash basin and Velux skylight window.





OUTSIDE

FRONT GARDEN: a pretty front garden with low level period boundary wall, flower borders containing plants, shrubs and tree and a cobbled pathway leading up to the main front door.

REAR GARDEN: (24ft x 16ft) (7.32m x 4.88m) an incredibly peaceful and sunny rear garden which has a south facing aspect attracting much of the day's sunshine. Brick paved seating area closest to the property, a level lawned section with flower borders containing various plants and shrubs. There is also a secure bicycle shed and outdoor tap.

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 leasehold. This information should be checked with your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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 = 134.70 sq m / 1450.0 sq ft
(Excluding Eaves)

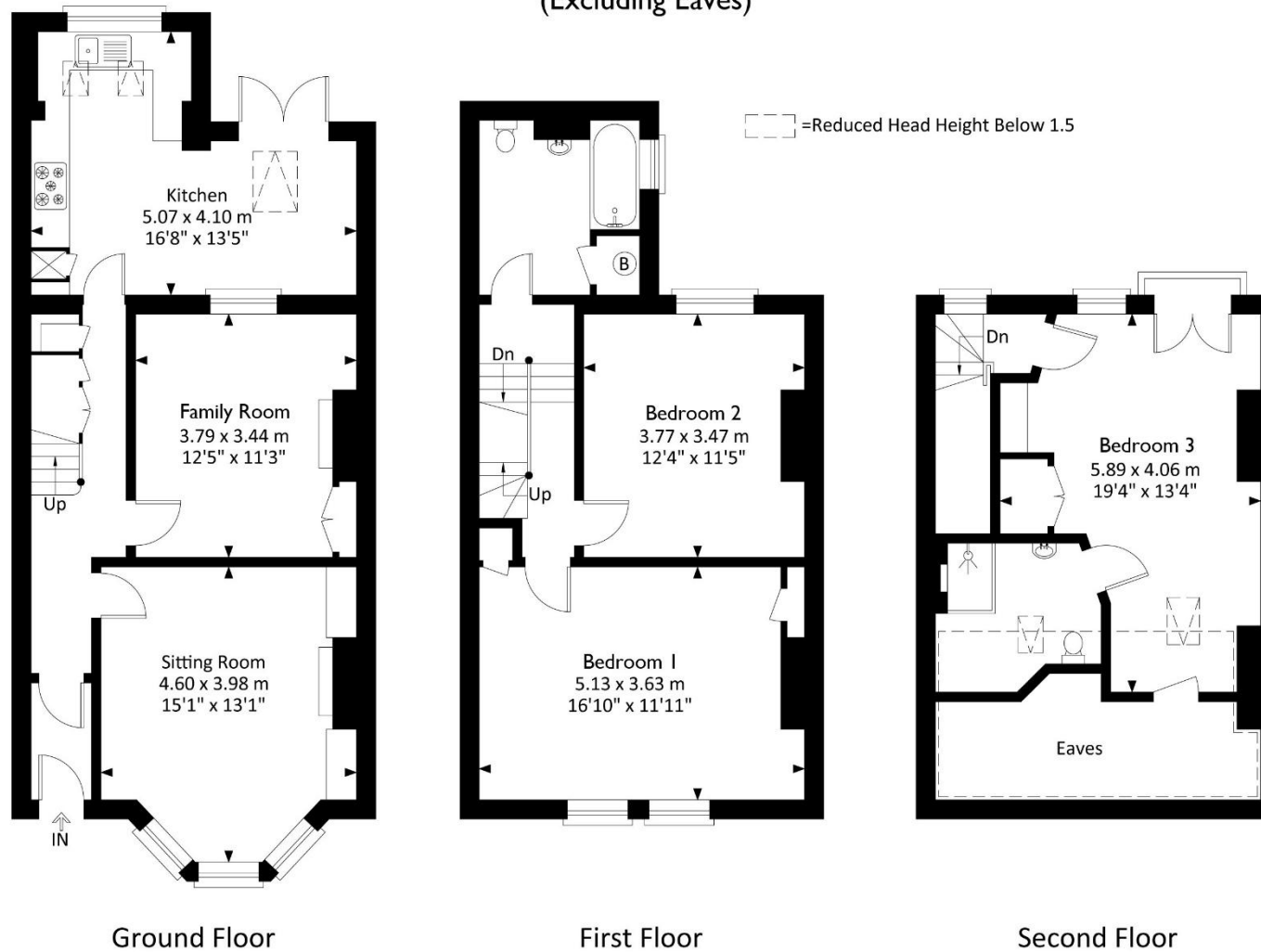


Illustration for identification purposes only, measurements and approximate, not to scale.