



33 Queen Victoria Road, Westbury Park

Guide Price £675,000

RICHARD
HARDING



33 Queen Victoria Road,

Westbury Park, Bristol, BS6 7PE

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A charming and well-presented 3 bedroom, 2 reception room end of terrace Victorian home tucked away at the end of a quiet cul-de-sac close to Durdham Downs. Further benefiting from off street parking and private southerly facing rear courtyard.

Key Features

- Situated in the heart of Westbury Park within just a couple of hundred metres from Durdham Downs as well as excellent local schools including Westbury Park (circa 300 metres) and Redland Green (circa 900 metres).
- **Ground Floor:** entrance hallway, bay fronted sitting room, dining room and separate kitchen.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.
- **Outside:** to the front of the property there is a gravelled area providing parking for up to two vehicles and to the rear there is a low maintenance sunny courtyard.
- Handy for the excellent local shops and restaurants of North View and Coldharbour Road as well as Waitrose supermarket and amenities on Henleaze Road.





GROUND FLOOR

APPROACH: proceed up the paved pathway where the front entrance door can be found immediately in front of you.

ENTRANCE VESTIBULE: via hardwood front door with fanlight above, cornicing, dado rail, door leading to entrance hallway.

ENTRANCE HALLWAY: a welcoming entrance hallway with period arch, inset ceiling downlighters, cornicing, dado rail, stairs ascending to first floor landing, useful understair storage cupboard with recessed area, an ideal area for storing coats and shoes, wood effect laminate flooring, radiator, moulded skirting boards, doors radiate to sitting room, dining room and kitchen.

SITTING ROOM: (15'6 x 12'11) (4.72m x 3.94m) a light filled room with bay window to the front elevation comprising of 3 double glazed sash windows, tall ceilings, ceiling rose with ceiling light point, cornicing, picture rail, fireplace, tv and telephone sockets, radiator, moulded skirting boards.

DINING ROOM: (13'0 x 10'8) (3.96m x 3.26m) tall ceiling with ceiling light point, picture rail, two wall light points, radiator, double glazed French doors giving access out onto the private courtyard, wood effect laminate flooring, moulded skirting boards.

KITCHEN: (10'3 x 8'0) (3.12m x 2.44m) a gloss kitchen comprising of wall, base and drawer units with square edged worktop over, inset 1½ bowl stainless steel sink with mixer tap over, inset ceiling downlighter, space for the following appliances: oven, washing machine and upright fridge/freezer, integrated dishwasher, wall mounted Worcester combi boiler concealed in cabinetry, tiled surrounds, double glazed window to side elevation, radiator, wooden flooring, moulded skirting boards, double glazed door giving access out onto courtyard garden.

FIRST FLOOR

LANDING: inset ceiling downlighters, loft access hatch, dado rail, moulded skirting boards, doors radiate to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 1: (16'7 x 12'10) (5.05m x 3.91m) ceiling light point, two double glazed sash windows overlooking the front elevation, picture rail, cast iron feature fireplace, radiator, moulded skirting boards.

BEDROOM 2: (10'3 x 8'0) (3.12m x 2.44m) ceiling light point, double glazed window overlooking the rear elevation, radiator, moulded skirting boards.

BEDROOM 3: (10'8 x 8'4) (3.26m x 2.54m) ceiling light point, double glazed window overlooking the rear elevation, radiator, moulded skirting boards.

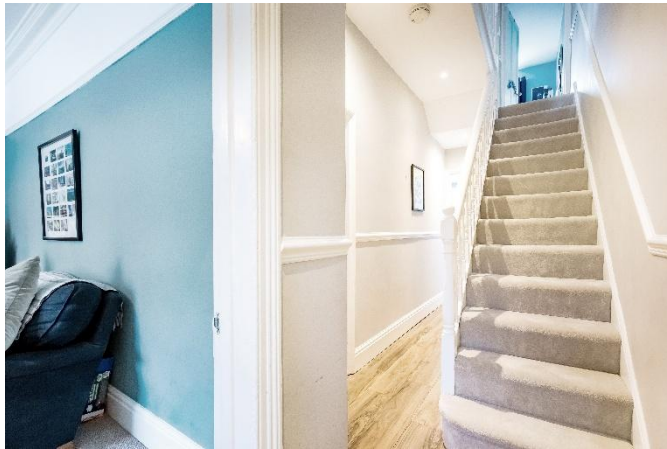
FAMILY BATHROOM/WC: a white bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath with system fed shower over, tiled surrounds, inset ceiling downlighters, extractor fan, wall light point with shaver socket, obscure double glazed window to the side elevation, radiator, tiled flooring, moulded skirting boards.

OUTSIDE

FRONT GARDEN: mainly laid to chippings providing off street parking for two vehicles, side access gate, partially enclosed by wooden fencing.

COURTYARD REAR GARDEN: a low maintenance courtyard garden with side access providing storage space for bicycles and outside equipment. There is a small level area laid to artificial grass which then leads to the upper section of courtyard which is laid to patio, an ideal area for barbequing. There is an outside storage enclosure which is currently used as a utility cupboard which currently houses a freezer and tumble dryer, power and light connected. Outside tap. The courtyard is enclosed by a mixture of stone, render and wooden fenced boundaries.





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: D

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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

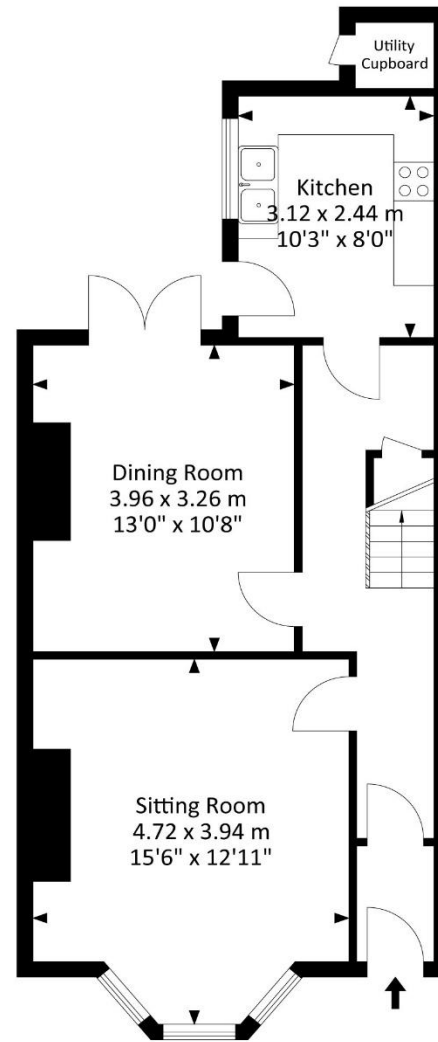
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



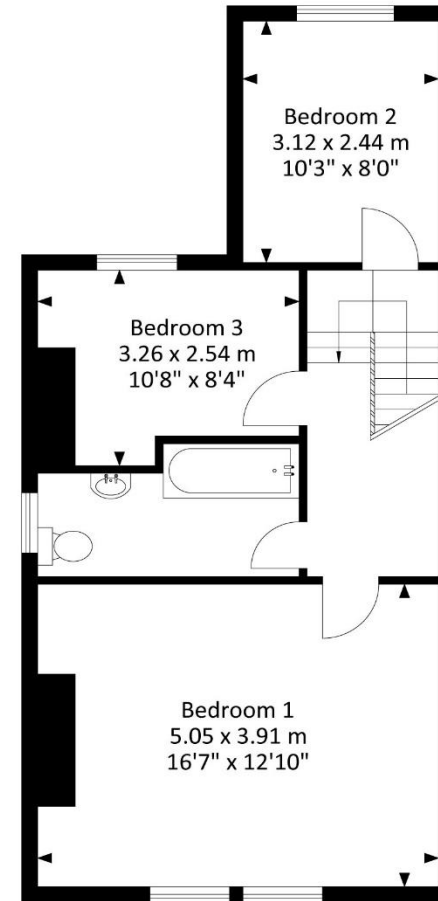


Victoria Road, Westbury Park, Bristol BS6 7PE

Approx. Gross Internal Area
1053.90 Sq.Ft - 97.90 Sq.M
(Excludes Utility Cupboard)



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.