



42 Church Road, Sneyd Park
Guide Price £1,295,000

RICHARD
HARDING



42 Church Road, Sneyd Park, Bristol, BS9 1QT

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A fantastic opportunity to purchase a spacious 5/6 double bedroom link-detached house, 3,110 sq. ft., requiring modernisation throughout, in one of Bristol's most select roads in Sneyd Park, close to the Downs.

Offering huge scope for improvement, it currently provides on the ground floor an entrance hall, two reception rooms, shower room, kitchen/breakfast room, integral storage room and utility area.

On the first floor, there are four double bedrooms with separate bathroom and WC. The second floor offers fantastic views over the estuary and surrounding countryside from a further two double bedrooms, one of which benefits from an en-suite shower room.

There are good sized private front and rear gardens, and a long driveway set back from the road from a gated entrance.

To be sold with no onward chain making a prompt move possible.

GROUND FLOOR

APPROACH: The property is approached through double five-bar gates leading onto wide tarmacadam driveway, sloping down towards the house and up a single step to:-

STORM PORCH: outside light to front door into:-

RECEPTION HALL: wide reception hall with four doors to ground floor rooms, open wooden full turning staircase to first floor landing, understairs storage area, telephone point and floor level radiators.

SITTING ROOM: (19'8" x 14'0" max) (5.99m x 4.26m) dual aspect room with windows to front and side elevations, brick fireplace currently housing gas fire with wooden mantelpiece, ceiling rose, floor level radiators. Sliding shutter doors forming division between open plan sitting room and:-

DINING ROOM: (21'0" x 10'0") (6.39m x 3.05m) dual aspect room with windows to side and rear elevations, door leads onto rear garden terrace, floor level radiators, internal obscured glazed window to kitchen.

KITCHEN: (24'5" x 17'11") (7.45m x 5.45m) open plan area with kitchen to one side with window to rear elevation overlooking garden, roll edge work surfaces, fitted floor and eye level kitchen units, integrated 4 ring electric hob with separate double oven, space for dishwasher, fridge/freezer and vinyl flooring. Opens onto:-





BREAKFAST AREA: open plan with kitchen; comprises of central island currently used as a breakfast bar with storage below, wall mounted electric radiators, further windows to rear and side elevations, door leading onto side passageway, pantry cupboard and a small boiler room currently housing the gas fired 'Worcester' boiler.

SHOWER ROOM: accessed from the reception hall and forming part of the conversion of the original garage. With fully tiled walls, corner shower cubicle, part obscured window to side elevation, mirrored medicine cabinet, wash hand basin, low level wc, wall mounted radiator and an extractor fan.

UTILITY ROOM: (13'3" x 9'9") (4.04m x 2.97m) spaces for multiple kitchen appliances, water supply, concrete flooring, consumer units, door to front elevation.

FIRST FLOOR

LANDING: 'L' shaped hallway with upvc double glazed window to front elevation. Access to four bedrooms, bathrooms, cloakroom, deep walk-in airing cupboard, and further staircase to second floor.

BEDROOM 1: (15'3" x 14'0") (4.64m x 4.27m) dual aspect room with windows to front and side elevation, built-in storage cupboards, shower cubicle, radiator.

BEDROOM 2: (14'1" x 10'0") (4.29m x 3.04m) window to rear elevation with radiator below, enjoying far reaching views towards the River Avon. Hand wash basin with fixed wall mirror.

STUDY/BEDROOM 6: (13'11" x 9'11") (4.24m x 3.02m) window and door to rear elevation offering access to roof terrace with far reaching views to rear elevation and garden. Fitted hand basin with fixed wall mirror, low level radiator.

BATHROOM: obscured window to rear elevation, shaped bath with shower attachment over, hand basin, low level wc, wall mounted mirror, medicine cabinet, fitted hair dryer, radiator, partially tiled walls.

SEPARATE WC: low level wc, with obscured upvc double glazed window to side elevation.

BEDROOM 3: (13'6" x 10'0") (4.11m x 3.05m) windows to side and front elevation. Further door to front elevation leads onto front balcony area, offering a pleasant seating area overlooking the front of the property. Low level radiator and a stairwell down to:-

STORAGE ROOM: currently accessed externally from front and rear elevations and internally from bedroom 4, this is the other side of the formal garage, currently used as a storage area with power and lighting, hand basin, plumbing for further utility and concrete flooring.

SECOND FLOOR

LANDING: accessed via half turning staircase, two doors opening into:-

BEDROOM 4: (20'11" x 15'8") (6.38m x 4.77m) twin windows to rear elevation enjoying far reaching countryside views out of the city and overlooking the rear garden. Wall mounted radiator, double doors into eaves storage access.

BEDROOM 5: (14'1" max x 9'10") (4.30m x 3.00m) window to rear elevation with radiator below.

En-Suite Shower Room/WC:- obscured double glazed window to side elevation, partially tiled walls, walk-in shower cubicle with 'Triton' electric shower, hand basin, wc, eaves storage cupboard.





OUTSIDE

FRONT: the property offers a large driveway for multiple cars adjacent to a private front lawn which is secluded by mature trees and shrubs to three sides, with two bedding areas and a small pond.

SIDE PASSAGEWAY: leads past an undercroft access door (not standing height), up to gated access to the rear garden.

REAR GARDEN: a good sized rectangular lawned area sits below a raised terrace which abuts the dining and kitchen areas, fence borders to three sides where there is a small selection of evergreen and apple trees. Underneath the terrace there is a further undercroft with power and lighting, offering a useful storage area for garden equipment.

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: G.

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		
69-80	C		80 C
55-68	D	68 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.



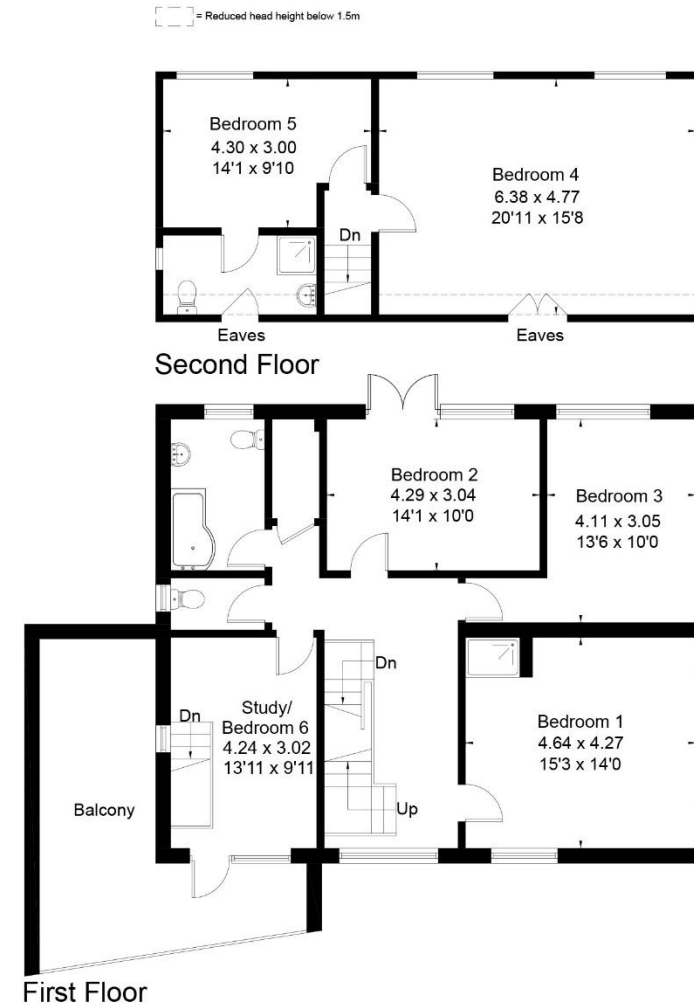
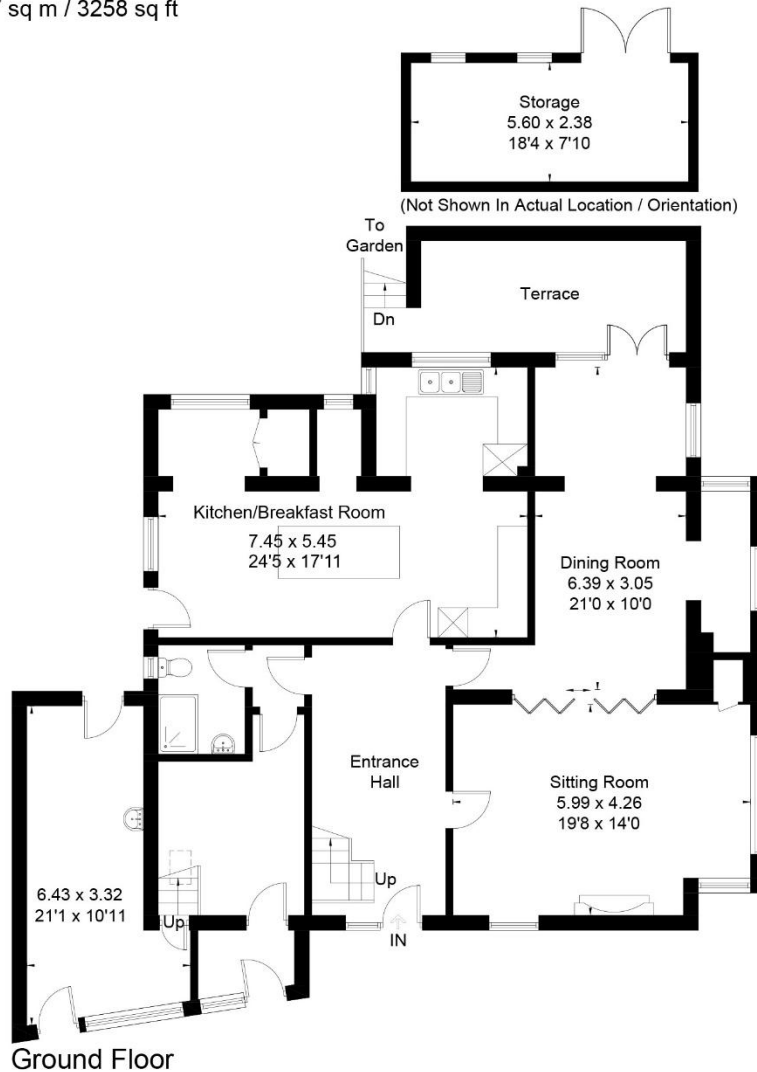


Church Road, Sneyd Park, Bristol BS9 1QT

Approximate Floor Area = 289.3 sq m / 3114 sq ft

Outbuilding = 13.4 sq m / 144 sq ft

Total = 302.7 sq m / 3258 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93109