



18 North View, Westbury Park

Guide Price £375,000

RICHARD  
HARDING



# 18 North View, Westbury Park

Bristol, Bristol, BS6 7QB

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A superb opportunity to acquire a two double bedroom, two reception terraced house in North View, Westbury Park. Ideally positioned for local amenities and the Durdham Downs, this wonderful property has scope for some modernisation yet already offers wooden sash double glazed windows to the front facing reception and front facing bedroom. Offering a low maintenance enclosed rear garden with sunny southerly aspect.

## Key Features

- Two bedroom mid terraced house
- Level access and close to local amenities and the Durdham Downs
- Low Maintenance south facing rear garden
- Scope for some modernisation
- No onward chain

## GROUND FLOOR

**APPROACH:** the front door provides level access from the pavement into a porch with wooden flooring and a stain glass door into

**ENTRANCE HALLWAY:** with wooden flooring and radiator

**RECEPTION ROOM:** (11'9" x 11'9") (3.58m x 3.58m) has a wooden sash double glazed window to front elevation with a radiator, coal effect gas fire and shelving.

**RECEPTION ROOM 2:** (12'3" x 9'4") (3.73m x 2.84m) with two understairs storage cupboards, coal effect gas fire with a door to garden.

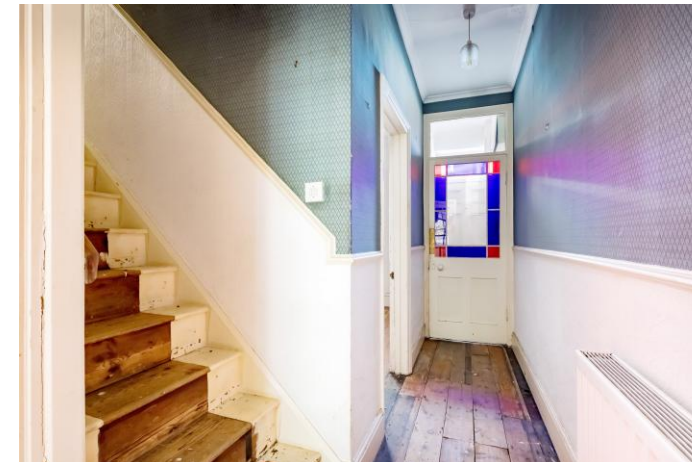
**KITCHEN:** (16'5" x 5'8") (5.00m x 1.72m) a range of white base and eye level units, gas cooker with hob, double glazed window to rear elevation and stable door to the back garden.

## FIRST FLOOR

**BEDROOM 1:** (15'3" x 11'9") (4.64m x 3.57m) with wooden flooring, wooden sash double glazed window to front elevation, built in cupboards, radiator and a door to

**JACK AND JILL BATHROOM/WC:** partially tiled bathroom with white suite and an airing cupboard housing wall mounted Vaillant gas combination boiler and window to rear elevation

**BEDROOM 2:** (12'1" x 9'10") (3.68m x 2.99m) with sash window to rear elevation, shelving, built in wardrobes, wooden flooring and a radiator.







## OUTSIDE

**REAR LEVEL GARDEN:** (36'0" x 15'6") (10.96m x 4.72m) low maintenance south facing enclosed rear garden, a real suntrap.

## 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:

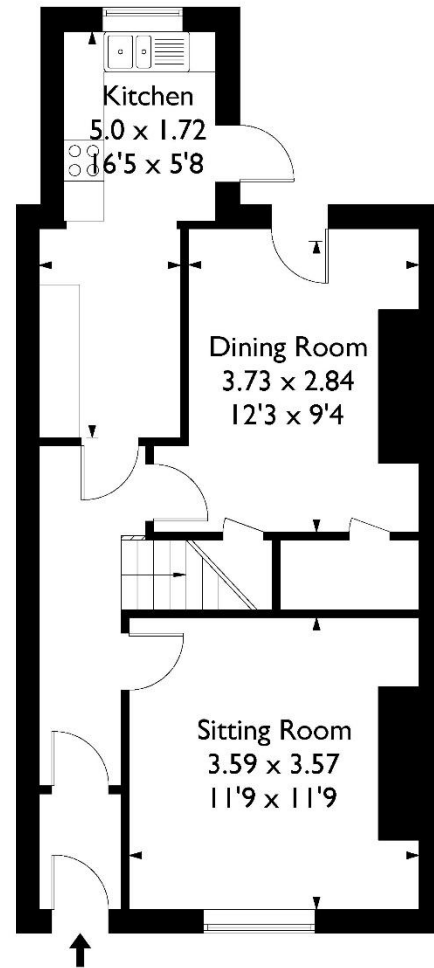
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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             |         |           |
| 55-68 | D             | 59 D    | 76 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

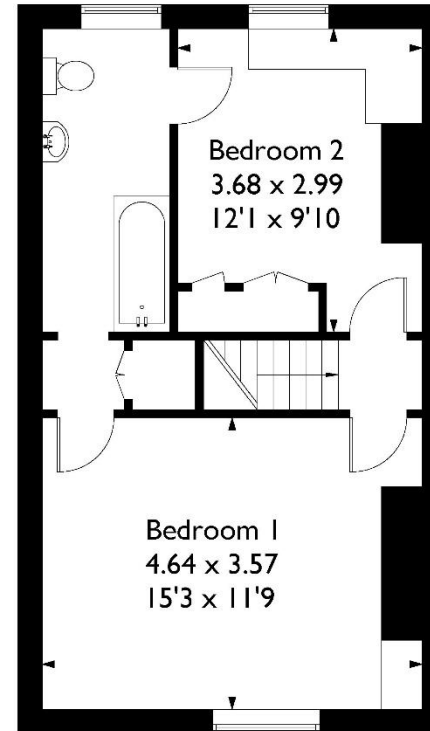
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# North View, Westbury Park, Bristol BS6 7QB

Approximate Gross Internal Area 81.5 sq m / 877.7 sq ft



Ground Floor



First 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.