



67 Sefton Park Road, St Andrew's
Guide Price £665,000

RICHARD
HARDING



67 Sefton Park Road,

St Andrew's, Bristol, BS7 9AN

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Situated along this sought after tree-lined road in St Andrew's; a beautifully presented and two-storey 3 double bedroom, 2 reception room, Victorian period family house of character, having kitchen/breakfast room and well stocked private rear garden, within 200 metres of Sefton Park School.

Key Features

- A fine period residence (dating from 1894) situated on a popular St Andrew's street. The property has plenty of original features such as high ceilings, period fireplaces and ornate moulded plasterwork.
- Our vendor clients have cleverly created a wide wall opening between the dining area and reception hall which in turn links to a separate kitchen/breakfast room.
- Superb location within just yards of the local Sefton Park Primary School and the green open spaces of St Andrew's Park. Gloucester Road with its array of independent shops, cafes and restaurants, as well as bus connections to the city centre and Temple Meads station are also nearby.
- Double glazed windows throughout and gas central heating.
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, dining area and kitchen/breakfast room.
- **First Floor:** split level landing, 3 double bedrooms, family bathroom.
- **Outside:** front courtyard, well stocked rear garden which enjoys a good amount of privacy.





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with tiled pathway leading via the front courtyard to the front entrance. Solid wood panelled front door with stainless steel door furniture and part stained glass fanlight, opening to:-

ENTRANCE VESTIBULE: tall moulded skirtings, dado rail, simple moulded cornicing, ceiling light point. Part multi-paned wood panelled door with overlight, opening to:-

RECEPTION HALL: a most welcoming entrance having exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, elegant staircase ascending to the first floor with handrail and ornately carved spindles, understairs open fronted storage space, ceiling light point, radiator. Open doorway through to the kitchen/breakfast room. Wide wall opening through to the dining area. Stripped pine wood panelled door with moulded architraves, opening to:-

SITTING ROOM: (15'7" x 13'4" max measurements into bay window) (4.74m x 4.05m) bay window to the front elevation comprising four double glazed windows with overlights. Central period fireplace with ornately carved cast iron mantle piece and slate hearth. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

DINING AREA: (17'2" x 12'10") (5.22m x 3.92m) double glazed double doors overlooking and opening externally to the rear garden with overlights. Exposed wooden floorboards, tall moulded skirtings, radiator, simple moulded cornicing, ceiling light point. Period fireplace with cast iron surround, slate hearth and an ornately carved wooden mantle piece. Recesses to either side of the chimney breast (both with double opening cupboards and floating bookshelves).

KITCHEN/BREAKFAST ROOM: (15'8" x 9'10") (4.78m x 3.00m) dual aspect with double glazed window to the side elevation and double glazed double doors with overlights overlooking and opening externally to the rear garden. Comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinets and shelving. Roll edged granite effect worktop surfaces with mosaic effect splashback tiling and pelmet lighting. Ceramic sink with draining board to side and swan neck mixer tap. Integral electric double oven, 4 ring gas hob and extractor hood. Space and plumbing for washing machine, space for dishwasher and space for tall fridge/freezer. Peninsular breakfast bar, exposed wooden floorboards, two ceiling light points, extractor fan, radiator, wall mounted Baxi gas fired combination boiler. Useful understairs storage cupboard with shelving.

FIRST FLOOR

SPLIT LEVEL LANDING: part galleried over the stairwell with handrail and ornately carved spindles, tall moulded skirtings, inset ceiling downlights, raised height window to the rear elevation providing natural light, loft access with pull down ladder. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (17'2" x 15'6" max measurements) (5.23m x 4.73m) wide bay window to the front elevation comprising four double glazed windows with obscure glazed overlights, additional window and obscure glazed overlight also to the front elevation. Chimney breast with recesses to either side, tall moulded skirtings, radiator, ceiling light point.

BEDROOM 2: (12'10" x 11'2") (3.91m x 3.40m) double glazed window overlooking the rear garden, chimney breast with recesses to either side (both with double opening built-in wardrobes and cupboards above), tall moulded skirtings, radiator, ceiling light point.

BEDROOM 3: (9'11" x 7'8") (3.01m x 2.34m) double glazed window overlooking the rear garden, tall moulded skirtings, radiator, ceiling light point, loft access.

FAMILY BATHROOM/WC: (7'8" x 7'0") (2.34m x 2.13m) panelled bath with hot and cold water taps, shower screen, wall mounted shower unit and handheld shower attachment. Low level flush wc. Wash hand basin with mixer tap and double opening cupboard below. Tiled flooring and partially tiled walls, obscure double glazed window to the side elevation, tall moulded skirtings, radiator, inset ceiling downlights, extractor fan.



OUTSIDE

FRONT COURTYARD: designed for ease of maintenance and paved with ample space for potted plants and border to one side.

REAR GARDEN: (36ft x 17ft + 15'11" x 6'3" side return) (10.97m x 5.18m + 4.85m x 1.91m) immediately to the rear of the house and accessed via both the kitchen/breakfast room and dining area there is a timber deck with ample space for garden furniture, potted plants and barbequing etc. The remainder of the garden features slate chippings with deep shrub borders on three sides featuring an array of flowering plants and mature shrubs that exhibit a plethora of colour through spring and summer. Enclosed on three sides by a combination of brick walling with trellising, timber fencing and stone wall along the rear boundary with high hedge line providing a good amount of privacy. Outside water 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 freehold. 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		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

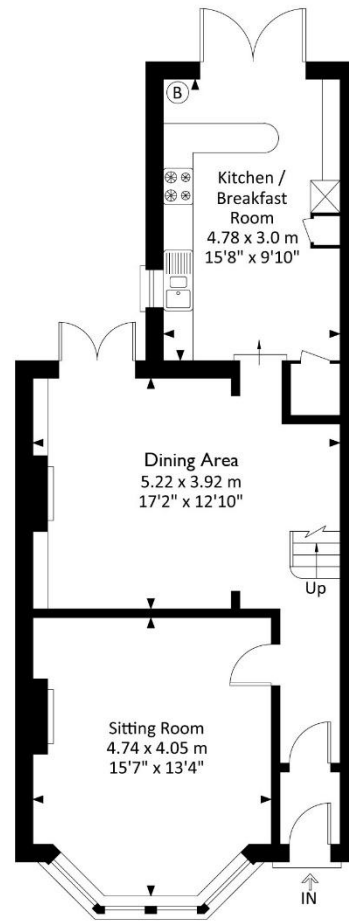
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



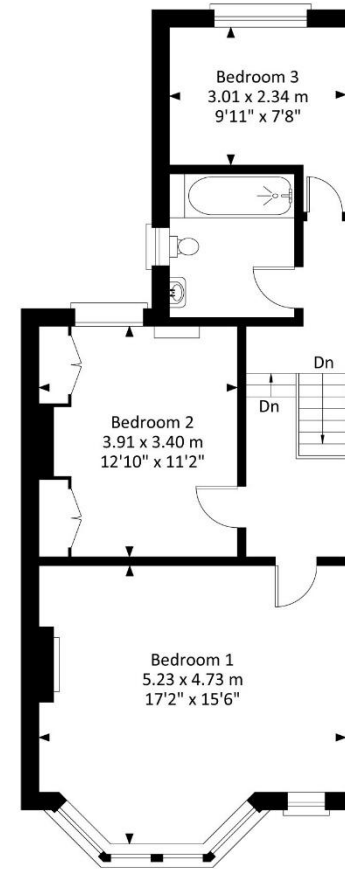


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Approximate Gross Internal Area = 117.48 sq m / 1264.54 sq ft



Ground Floor



First Floor

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