



75 Northover Road, Westbury on Trym

Guide Price £525,000

RICHARD  
HARDING







# 75 Northover Road, Westbury on Trym, Bristol, BS9 3LQ

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A tasteful and well-proportioned 3/4 bedroom, 1/2 reception room modern townhouse enjoying versatile accommodation, ample off-road parking and a landscaped rear garden with garden cabin/studio.

## Key Features

- Accommodation arranged over three floors with lovely light filled living space on the middle floor, connecting through to a stylish fitted kitchen.
- Energy efficient with solar panels and battery storage.
- **Ground Floor:** workshop/studio, flowing through into bedroom 4/reception room 2 with recessed utility area and ground floor shower room/wc.
- **First Floor:** lounge/dining room, kitchen.
- **Top Floor:** three bedrooms, family bathroom and lovely far reaching views to the front.
- Convenient location within a kilometre of Westbury-on-Trym village centre with its shops and bus connections, Westbury-on-Trym C of E Primary school is within 750 metres and Bristol Free School is within 500 metres. Lovely walks available nearby through Henbury Golf Course and Blaise Castle Estate, and access out to motorway connections and Cribbs Causeway.
- A smart, practical and well-arranged family house with a gorgeous garden, situated in a neighbourly and convenient location.





## GROUND FLOOR

**APPROACH:** via a driveway and front garden providing off-road parking for at least two cars. The driveway leads up towards the house where you will find the main front door to the property and a useful covered bicycle and bin storage area.

**ENTRANCE HALLWAY:** staircase rising to the first floor landing with understairs storage cupboard providing cloak storage space and the fuse box for the electrics. Further door accesses a ground floor shower room/wc and additional doors lead through into the studio/hobby space (formerly a garage) and bedroom 4/reception 2, overlooking the rear garden.

**WORKSHOP/STUDIO:** (16'10" x 8'5") (5.13m x 2.57m) formerly a garage but now used as an art studio and hobby space with double glazed window and door to front accessing the driveway, wall opening leads through to the ground floor reception room, or occasional bedroom 4.

**BEDROOM 4/RECEPTION ROOM 2:** (12'0" x 9'5") (3.66m x 2.87m) a light and airy room with double glazed windows to rear elevation, overlooking the rear garden, generous recessed alcove housing the plumbing for washing machine, further appliance space and the modern Vaillant gas central heating boiler. Double glazed door to rear leads out to the rear garden.

**SHOWER ROOM/WC:** modern fitted white suite comprising low level wc, wash hand basin with storage cupboard beneath, shower enclosure with system fed shower, extractor fan, small double glazed window to side, heated towel rail.

## FIRST FLOOR

**LANDING:** part glazed door leads through into the lounge/dining room.

**LOUNGE/DINING ROOM:** (28'5" x 12'4" in living space, reducing to 7'7" in dining area) (8.66m x 3.75m/2.31m) large sociable living space from the front to the back of the property, dual aspect picture double glazed windows to front elevation and further double glazed windows to rear elevation, overlooking the rear garden. Ample space for dining and seating furniture. LVT flooring, with system fed underfloor heating. Doorway leading through to: -

**KITCHEN:** (9'0 x 8'0") (2.69m x 2.45m) modern fitted kitchen comprising of base and eye level units with walnut worktop over and inset bowl sink, eye level double ovens and integrated slimline dishwasher. Appliance space for fridge/freezer. Built in chimney extraction hood, tiled splashback and large double glazed window to rear elevation overlooking the rear garden.

## SECOND FLOOR

**LANDING:** spacious galleried landing with doors off to three bedrooms, bathroom and two recessed cupboards, one of which has appliance space for the dryer.

**BEDROOM 1:** (front) (15'1" x 9'4") (4.60m x 2.85m) good sized double bedroom with double glazed windows to front elevation, offering far reaching views over the rooftops of neighbouring houses opposite towards Stoke Bishop and Westbury-on-Trym.

**BEDROOM 2:** (rear) (12'6" x 9'4") (3.81m x 2.85m) double bedroom with double glazed windows to rear elevation, overlooking the rear garden.

**BEDROOM 3:** (front) (9'1" x 6'4") (2.77m x 1.92m) single bedroom or study with double glazed window to front, offering a similar outlook to bedroom 1 and a recessed storage cupboard.

**BATHROOM/WC:** white suite comprising panelled bath with mixer taps and shower attachment, pedestal wash basin, low level wc with concealed cistern, heated towel rail, tiled walls and double glazed window to rear.

## OUTSIDE

**OFF-ROAD PARKING & FRONT GARDEN:** the property is set back from the road with a long driveway providing off-road parking for at least two cars. Driveway leads up towards the front of the property where there is a timber framed covered bike store and main front door to the house.

**REAR GARDEN:** (50ft inclusive of garden cabin x 16ft) (15.24m x 4.88m) terraced landscaped garden with patio seating area, with steps leading up to a lawned section. Towards the top of the garden there is a garden studio/cabin with covered veranda seating area, double doors, power and light, providing a useful additional shed, study or hobby space.





## 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

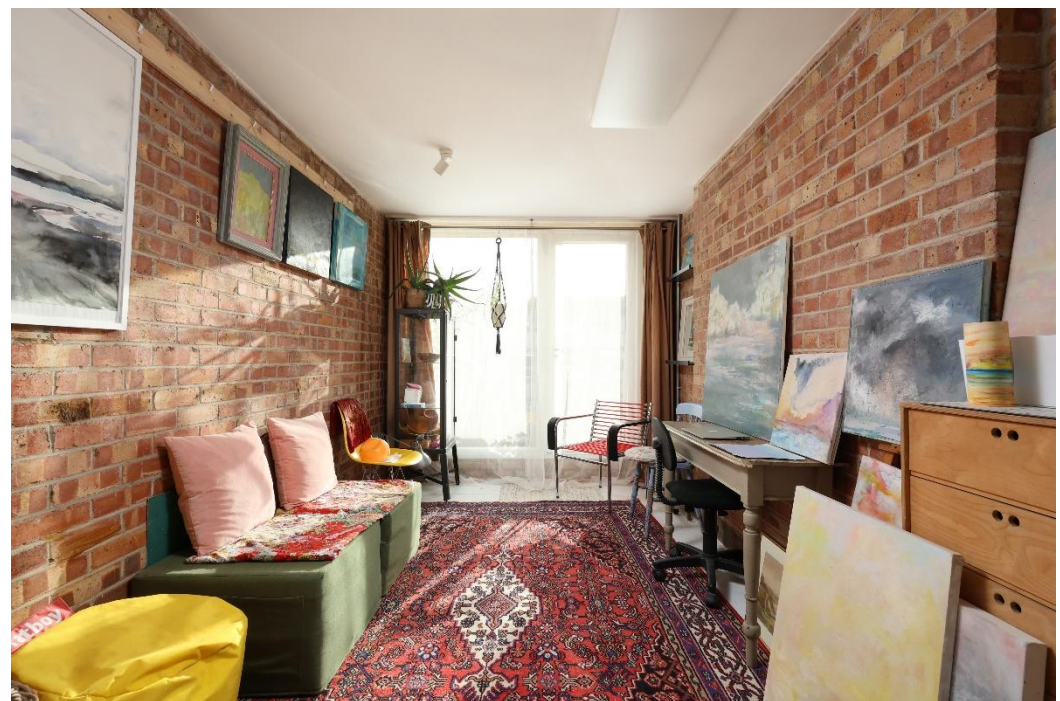
### PLEASE NOTE:

- 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		94 A
81-91	B	91 B	
69-80	C		
55-68	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.



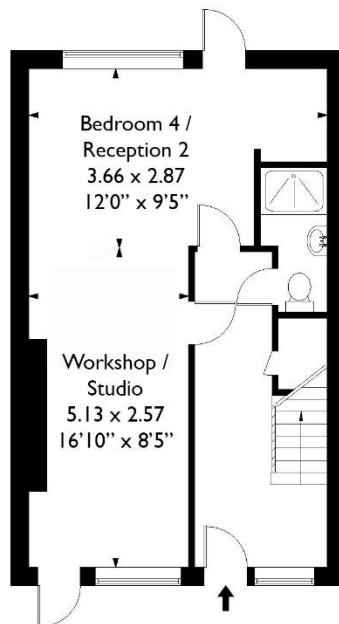
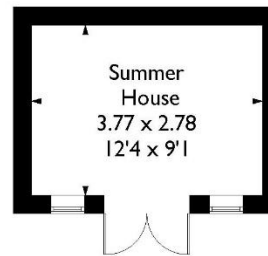




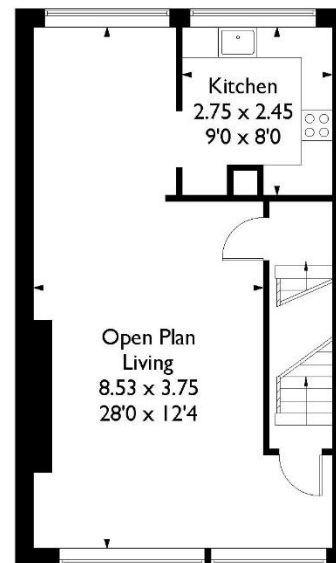


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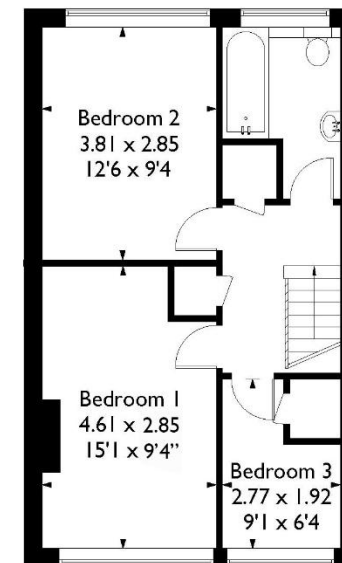
Approximate Gross Internal Area 121.50 sq m / 1308.30 sq ft  
(Excludes Summer House)



Ground Floor



First Floor



Second 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.