



30 North View, Westbury Park  
Guide Price £500,000

RICHARD  
HARDING

# 30 North View

Westbury Park, Bristol, BS6 7QA

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A beautifully presented and tranquil 2 double bedroom, extended terraced house in North View, Westbury Park. Ideally positioned for local amenities and the Durdham Downs. This wonderful property has a quiet and peaceful feel and retains many period features throughout, offering a delightful, low maintenance enclosed rear garden with a sunny, southerly aspect.

## Key Features

- 2 double bedroom, extended terraced house.
- Level access, and close to local amenities and the Durdham Downs.
- Low maintenance, delightful south facing rear garden.

## GROUND FLOOR

**APPROACH:** Level access from the pavement into an entrance porch, with original doors through to:-

**LIVING ROOM:** (front) (13'5" x 12'5") (4.10m x 3.79m) featuring a high specification log burning stove, built in shelving, wooden sash double glazed window to front elevation with plantation shutters, original Victorian solid pine wood flooring which has been sanded, re-laid and varnished with underfloor insulation.

**DINING ROOM:** (12'8" x 12'1") (3.87m x 3.68m) open plan dining area with open staircase, period fireplace, original built in cupboards and shelving.

**KITCHEN:** (11'4" x 9'9") (3.44m x 2.97m) country cottage style kitchen with butcher's block worktops, splashbacks, white goods (negotiable) and a range of base and eye level units. Skylight, wall mounted Worcester gas combination boiler and a modern radiator, with double glazed aluminium doors through to:-

## OUTSIDE

**REAR GARDEN:** south facing, beautiful, level garden with a range of plants and flowers.





## FIRST FLOOR

**LANDING:** features a skylight providing natural light.

**BEDROOM 1:** (rear) (13'3" x 12'7") (4.03m x 3.84m) with wooden sash double glazed window, period fireplace, radiator, space for a wardrobe and chest of drawers.

**BEDROOM 2:** (front) (12'10" x 8'7") (3.91m x 2.62m) with wooden sash double glazed window, period fireplace and radiator.

**BATHROOM/WC:** a modern bathroom that is partially tiled, with a white suite, pedestal hand basin, close coupled WC, heated towel rails and a rain head shower over the bath, with a skylight.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

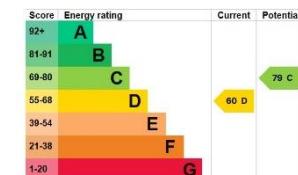
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**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:

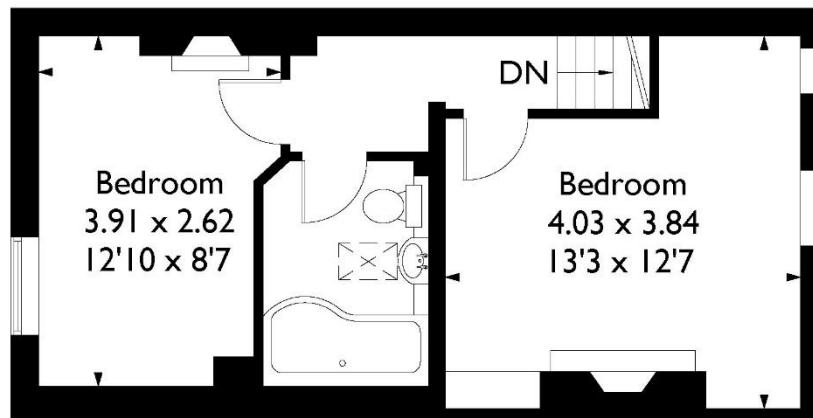
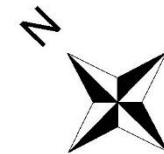
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.



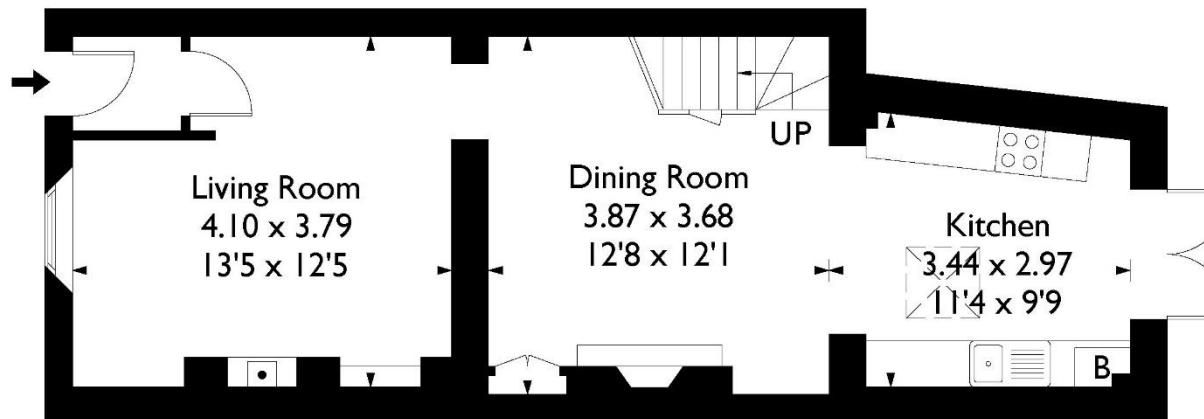
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# North View, Westbury Park, Bristol BS6 7QA

Approximate Gross Internal Area = 72.73 sq m / 782.85 sq ft



First Floor



Ground 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.