



107 Clover Ground, Westbury-on-Trym

Guide Price £345,000

RICHARD
HARDING

107 Clover Ground, Westbury-on-Trym

Bristol, Bristol, BS9 4UL

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A well presented 2 double bedroom mid terraced home with a modern kitchen/dining room, separate sitting room and private enclosed rear garden.

Key Features

- Offering social layout and well balanced rooms.
- Communal parking area.
- Refitted kitchen & shower room suite.
- Gas central heating & double glazing.
- No onward chain.

GROUND FLOOR

APPROACH: via the pavement, proceed up the short pathway where the front entrance door to the property can be found immediately in front of you.

ENTRANCE HALLWAY: via composite door with obscured double glazed panels, ceiling light point, large storage cupboard with ceiling light point, additional cloak storage cupboard housing electrical consumer unit. Stairs ascend to first floor landing. Recess storage area beneath the staircase, radiator, skirting boards. Doors leading to kitchen/dining room and sitting room.

SITTING ROOM: (11'9" x 10'5") (3.58m x 3.17m) two double glazed windows to rear elevation overlooking the garden, ceiling light point, radiator, skirting boards.

KITCHEN/DINING ROOM: (21'1" x 8'10") (6.43m x 2.68m) described separately as follows:

Kitchen: a modern gloss fitted kitchen with a matching range of wall, base and drawer units with square edged laminate wood effect worktop over, inset stainless steel sink with mixer tap over and drainer to one side, integrated electric oven with hob plus extractor fan over, washing machine, integrated dishwasher** (currently not working and would require flooring to be taken up in order to be replaced so being sold as seen). Space for upright fridge/freezer, double glazed window to front elevation, inset ceiling downlighters, wood effect laminate flooring.

Dining Area: inset ceiling downlighters, radiator, double glazed French doors leading out onto the private rear garden, wood effect vinyl flooring, skirting boards.

FIRST FLOOR

LANDING: split level staircase with double glazed window to front elevation, ceiling light point, access hatch, built in storage cupboard with hanging rail, skirtings boards. Doors leading to bedroom 1, bedroom 2, shower room and separate wc.

BEDROOM 1: (15'2" x 8'9") (4.63m x 2.67m) double bedroom with double glazed window to rear elevation, ceiling light point, radiator, skirting boards.

BEDROOM 2: (11'9" x 10'5") (3.57m x 3.18m) double bedroom with ceiling light point, double glazed window overlooking the rear garden, radiator, built in wardrobe with hanging rail, skirting boards.

SEPARATE WC: wc with concealed cistern, inset ceiling downlighters, obscured double glazed window to front elevation, radiator, tiled flooring, wall mounted Worcester combi boiler, skirting boards.

SHOWER ROOM: obscured double glazed window to front elevation, inset ceiling downlighters, white shower room suite comprising of shower enclosure with system fed shower over, pedestal wash hand basin, tiled surrounds, extractor fan, chrome towel radiator, tiled flooring.





OUTSIDE

FRONT GARDEN: small low maintenance courtyard.

REAR GARDEN: a lovely south facing lawned garden with patio closest to the rear of the property, brick storage enclosure, a variety of mature trees and shrubs to the borders enclosed by a variety of wooden and wire hedging.

COMMUNAL PARKING AREA: located at the beginning of the pedestrian pathway which leads to the front of the property, there is an off street parking area. We understand there is parking for one vehicle for property in this area.

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:

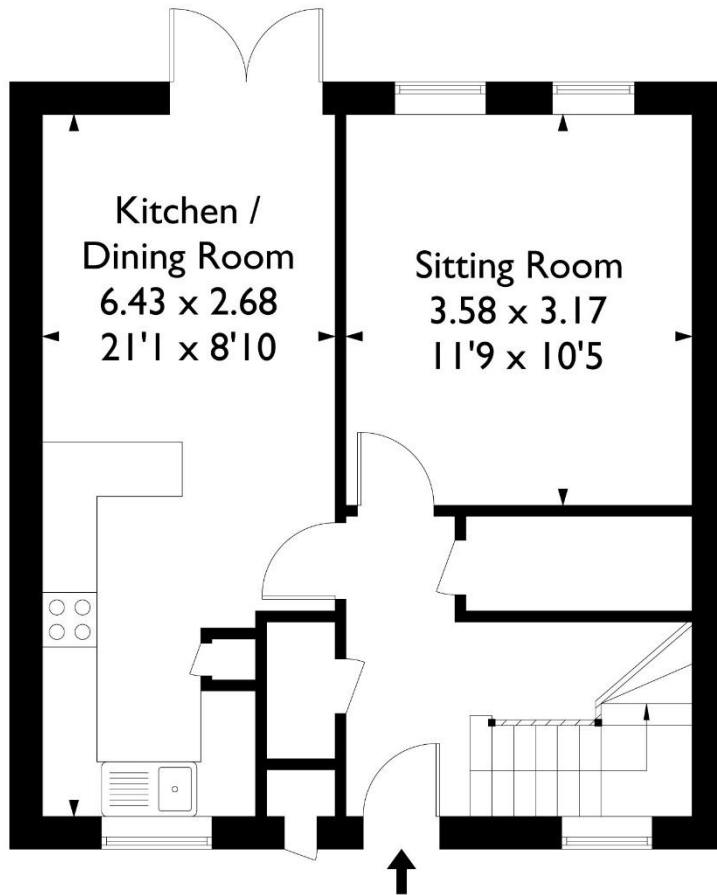
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

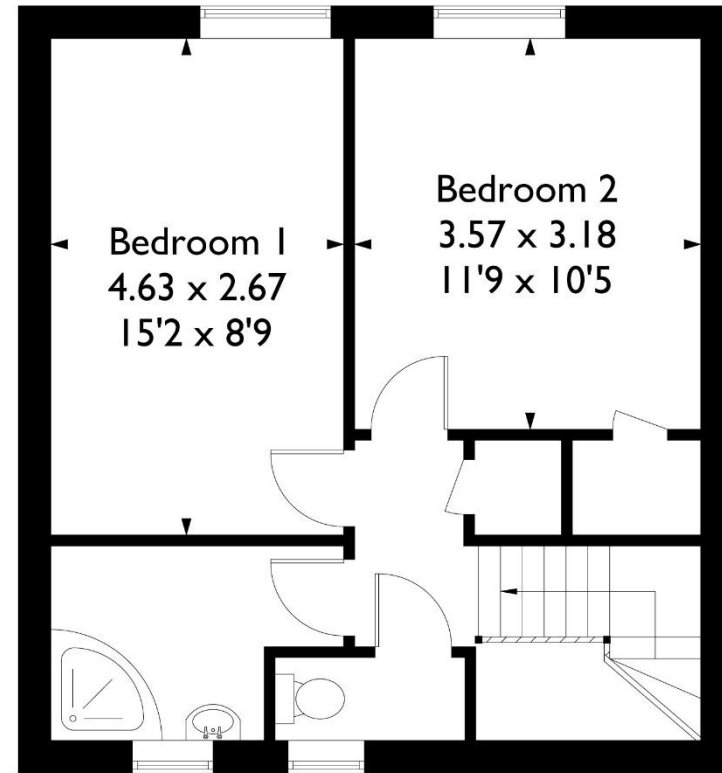
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Clover Ground, Westbury on Trym, Bristol BS9 4UL

Approximate Gross Internal Area 76.70 sq m / 825.10 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.