



4 Cavendish Gardens, Sneyd Park

Guide Price £650,000

RICHARD  
HARDING







# 4 Cavendish Gardens,

Sneyd Park, Bristol, BS9 1RQ

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An immaculately presented and versatile 3/4 bedroom, 2 bath/shower room, modern family house with low maintenance courtyards, driveway parking and single garage. Located in a sought after location close to the Sneyd Park Nature Reserve.

## Key Features

- Located within an exclusive neighbourhood, easy and convenient access for the Downs, Whiteladies Road, city centre and local shops in Stoke Bishop/Westbury Village and Henleaze Road; easy commuting out of town via M5 motorway junctions 17 & 18.
- **Ground Floor:** entrance hallway, kitchen, dining room, sitting room, study/bedroom 4, shower room/wc.
- **First Floor:** spacious landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.
- **Outside:** driveway parking, single garage, low maintenance front and rear courtyard garden.
- Gas central heating and double glazing throughout.
- A beautiful two storey versatile family home which provides easily managed, light and bright accommodation.





## **GROUND FLOOR**

**APPROACH:** via the front pathway, gated access leads to the front paved courtyard, which in turn leads to the front door. There is an additional entrance door leading to the kitchen.

**ENTRANCE HALLWAY:** a welcoming entrance hallway with double glazed door and double glazed window to side allowing plenty of natural light, ceiling light point, understairs storage cupboard, radiator, skirting boards, stairs leading to first floor landing. Doors radiate to sitting room, study/bedroom 4, dining room and downstairs shower room/wc.

**SITTING ROOM:** (16'4" x 13'0") (4.99m x 3.97m) a spacious and light filled room with large patio doors giving access out onto the private courtyard garden, ceiling light point, wall light points, radiator.

**KITCHEN:** (9'8" x 8'4") (2.95m x 2.55m) fitted with a matching range of limed oak wall, base and drawer units with rounded laminate worktop over, tiled surrounds, integrated double oven with electric hob and extractor fan over, dishwasher, fridge, inset 1 ½ bowl sink with drainer unit to one side plus chrome mixer tap over, ceiling light point, double glazed window overlooking the front elevation, double glazed door to side elevation giving access out onto the front courtyard, radiator, tiled flooring. Door leading to:-

**DINING ROOM:** (11'11" x 10'4") (3.62m x 3.14m) central ceiling light point, coving, large patio doors giving access to the front courtyard, ample space for dining room furniture, skirting boards, radiator, door leading to hallway.

**STUDY/BEDROOM 4:** (13'2" x 9'3") (4.01m x 2.82m) ceiling light point, double glazed window overlooking private rear courtyard garden, an array of built-in maple wood cabinetry suitable for home working, radiator, skirting boards.

**SHOWER ROOM/WC:** a white shower room suite comprising of low level wc, wash hand basin set on vanity unit, large corner shower with system fed shower over, obscure double glazed window to front elevation, wall light point, wall mounted towel radiator, fully tiled walls, tiled flooring.



## **FIRST FLOOR**

**LANDING:** double glazed window to front elevation, ceiling light point, loft access hatch with pull down ladder, airing cupboard housing hot water tank with wooden slatted shelving above, radiator, skirting boards. Doors leading to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

**BEDROOM 1:** (13'8" x 11'5") (4.17m x 3.49m) a double bedroom with double glazed window to rear elevation, ceiling light point, built-in wardrobes with hanging rail and storage shelf above, radiator, skirting boards.

**BEDROOM 2:** (13'6" x 10'1") (4.12m x 3.08m) a double bedroom with ceiling light point, double glazed window to rear elevation. Built-in double depth wardrobe with hanging rail plus storage shelf and cupboards above. Radiator, skirting boards.

**BEDROOM 3:** (9'0" x 8'10") (2.74m x 2.68m) a small double/large single bedroom with large double glazed window overlooking the front elevation, built-in wardrobe with hanging rails, radiator, skirting boards.

**FAMILY BATHROOM/WC:** a modern white bathroom suite comprising of low level wc with concealed cistern plus storage cupboards, panelled bath with system fed shower over, wash hand basin set on vanity unit, two wall light points, obscured double glazed window to side elevation, radiator, tile effect vinyl flooring, skirting boards. Door leading to attic storage, which also houses the Worcester condensing boiler.

## **OUTSIDE**

**FRONT GARDEN:** there is a section of garden to the left hand side of the driveway which is laid to a variety of flagstone paving, chippings with mature trees and shrubs to the borders. Pathway leads into the front courtyard via a secure front gate, laid to flagstone paving. A very private and tranquil space with outside light.





**OFF STREET PARKING:** driveway parking leading up to:-

**SINGLE GARAGE:** with electric fob operated up and over door. The garage has electric light and power. Personal side door. To the rear of the garage, it has been arranged as a utility area with plumbing and space for washing machine and tumble dryer. Outside tap.

**REAR GARDEN:** attractive courtyard style garden designed for ease of maintenance with a combination of flagstone patio with raised flower borders housing a variety of mature plants and shrubs. Outside tap and light. Pretty boundary stone wall to the rear and timber fencing to the sides. The courtyard offers a great degree of privacy.

### **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: E

#### **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		85 B
69-80	C	72 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.**











# Cavendish Gardens, Stoke Bishop, Bristol BS9 1RQ

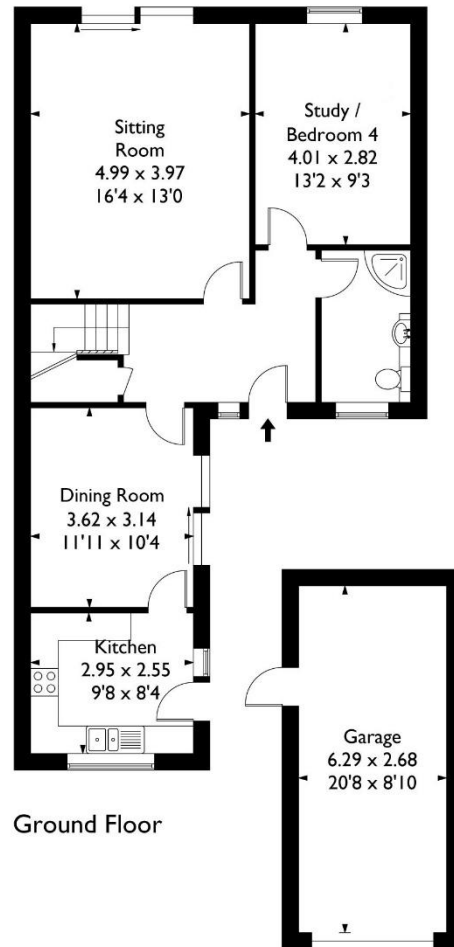
Approximate Gross Internal Area 120.3 sq m / 1295.4 sq ft

Garage Area 16.9 sq m / 181.4 sq ft

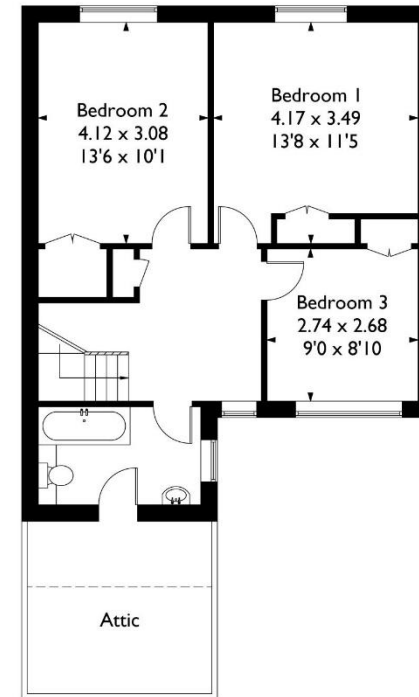
Total Area 137.2 sq m / 1476.8 sq ft

(Excludes Attic)

 = Reduced headroom below 1.5m / 5'0"



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.