



14 Royal Albert Road, Westbury Park
Guide Price £700,000

RICHARD
HARDING



14 Royal Albert Road,

Westbury Park, Bristol, BS6 7NY

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A most attractive, 3 bedroom, Victorian period family home situated on the highly prized Royal Albert Road within just 200 metres of Westbury Park School and the Downs, further benefitting from a large semi open-plan kitchen family entertaining space with bi-folding doors onto a charming well-stocked south facing garden.

Key Features

- A wonderful location - situated on a well regarded road within close proximity of the Downs and local shops of North View/Waitrose supermarket. Within just a few hundred metres of Westbury Park Primary School and circa 900 metres of Redland Green Secondary School.
- This attractive period property is certainly well located for families or perhaps for those wishing to downsize.
- Attractively presented throughout, the house enjoys the benefit of having an abundance of period features including sash windows (some being high quality replacement wooden double glazed), period fireplaces and ornate moulded plasterwork.
- There is a spacious semi open-plan kitchen family entertaining space which enjoys plenty of natural light via double doors and bi-folding doors opening onto the south-west facing garden (31ft x 18'8).
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, semi open-plan kitchen/breakfast room, side return storage room.
- **First Floor:** landing, 3 bedrooms, family bathroom, inner hall.
- **Outside:** small front courtyard garden, well-stocked rear garden with sunny south-westerly aspect and enjoying a good amount of privacy.
- A most appealing family home with well-presented accommodation, a sunny rear garden and many period features.
- Now to be sold with no onward chain making a prompt move possible.





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with gate pillars and wrought iron pedestrian gate opening onto a pathway which runs alongside the front garden and house to the front entrance. Solid wood panelled front door with arched fanlight and wall mounted lantern light, opening to:-

ENTRANCE VESTIBULE: a most welcoming entrance, with tiled flooring, timber panelling to dado height with complimentary shelf, ceiling light point. Part obscure glazed wooden door giving access to the side return store room. Part multi-paned double wooden doors with moulded architraves, opening to:-

RECEPTION HALL: elegant turning staircase ascends to the first floor with handrail and ornately carved spindles, useful understairs storage cupboard with coat hooks and light point. Oak flooring, radiator, simple moulded cornicing, ceiling light point, raised height main switchboard control cupboard. Four-panelled doors with chrome door furniture and moulded architraves, opening to:-

SITTING ROOM: (15'3" max into bay x 13'0") (4.64m x 3.95m) a gracious principal reception room with wide bay window overlooking the front garden comprising three wooden double glazed sash windows and window seat with built-in storage below. Central chimney breast with tiled recess housing woodburning stove and ornate mantelpiece over. Recesses to either side of the chimney breast (both with fitted bookshelving and double opening cupboards below), moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator.

SEMI OPEN-PLAN KITCHEN FAMILY ENTERTAINING SPACE: loosely divided as follows:-

Kitchen/Breakfast Room: (13'0" x 12'6") (3.95m x 3.82m) comprehensively fitted with an array of panelled base and eye level units with a combination of drawers, cabinets and shelving. Solid wood effect worktop surfaces with splashback tiling and LED pelmet lighting. Integral Belling range cooker with 5 ring gas hob set into chimney breast with tiled surrounds, extractor hood and an ornately carved wooden mantelpiece. Space and plumbing for washer/dryer, space for tall fridge/freezer, space for dishwasher. Ceramic 1 ½ bowl sink with draining board to side and swan neck mixer tap over. Matching island unit incorporating breakfast bar. Wood effect Karndean flooring, moulded skirtings, window to the rear elevation, radiator, picture rail, inset ceiling downlights, two ceiling light points. Wide wall opening through to:-

Dining Area: (20'5" x 7'3") (6.22m x 2.20m) a light and bright dual aspect room with double glazed doors opening to the side elevation and double glazed bi-folding doors overlooking and opening externally to the south-west facing rear garden. Built-in bookshelving, base level cabinets. Continuation of the wood effect Karndean flooring, ??? style column radiator, moulded skirtings, inset ceiling downlights, picture rail.

STORE ROOM: (19'6" x 3'7") (5.94m x 1.08m) high sloping roof with Perspex panels and wall to wall windows to one side. Tiled flooring. Multi-paned casement door opening externally to the rear garden.

FIRST FLOOR

PART GALLERIED LANDING: (8'9" x 5'4" measurements including stairwell) (2.64m x 1.63m) part galleried over the stairwell with handrail and ornately carved spindles, ceiling light point, moulded skirtings. Open walkway through to an inner hall. Four-panelled doors with chrome door furniture and moulded architraves, opening to:-

BEDROOM 1: (12'10" x 12'5") (3.92m x 3.79m) wooden double glazed sash window to the front elevation with radiator below, central period fireplace with cast iron grate and ornate mantelpiece, recesses to either side of the chimney breast (both with built-in wardrobes), moulded skirtings, ceiling light point.

FAMILY BATHROOM/WC: (8'4" x 5'3") (2.54m x 1.60m) panelled bath with hot and cold water taps, shower screen and wall mounted shower unit plus handheld shower attachment and an overhead waterfall style shower. Low level flush wc with concealed cistern. Wall mounted wash hand basin with mixer tap, splashback tiling and towel rail. Tessellated style tiled flooring, heated towel rail/radiator, inset ceiling downlights, extractor fan, double glazed sash window to the front elevation, raised height window to the side elevation.

INNER HALL: moulded skirtings, radiator, inset ceiling downlights. Loft access with pull down ladder to a half boarded loft, which also houses the gas fired combination boiler. Four-panelled doors with moulded architraves and chrome door furniture, opening to:-

BEDROOM 2: (12'7" x 9'2") (3.83m x 2.80m) double glazed window to the rear elevation, chimney breast with arched recess as fitted shelving, recesses to either side of the chimney breast (one with built-in wardrobe), moulded skirtings, radiator, ceiling light point, loft access.

BEDROOM 3: (12'0" x 6'8") (3.67m x 2.02m) south-west facing double glazed window to the rear elevation, chimney breast shelving with moulded architraves, moulded skirtings, radiator, ceiling light point.



OUTSIDE

FRONT GARDEN: (17'0" x 16'0") (5.18m x 4.88m) designed for ease of maintenance and stone chipped, with an assortment of mature shrubs and specimen trees including an olive, choisya and palm.

REAR GARDEN: (31'0" x 18'0" excluding side return) (9.45m x 5.48m) an exceptional south-west facing rear garden which enjoys a good amount of privacy, predominantly laid to lawn enclosed on three sides by a mixture of timber fencing and brick wall. There is a sun terrace and separate stone chipped area which offers ample space for garden furniture, potted plants and barbecuing etc. Borders to either side of the lawn that exhibit a plethora of colour with flowering plants and mature shrubs including a climbing rose. Outside water tap, external wall light and external electrical socket. There are side returns to either side of the dining 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: 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		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 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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Westbury Park,
Bristol, BS6 7NY

Approximate Gross Internal Area
112.1 sq m / 1207 sq ft
(Including Store)



Job Ref: 189994

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

