

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**21 Kensington Park Road
Brislington
Bristol BS4 3HP**

**ABSOLUTELY STUNNING, extended five bedroom period family home,
enhanced by a South West facing garden & garage.**



REF: ASW5537

Asking Price £645,000

**Stunning period family home * Five bedrooms * Large kitchen/dining room *
Separate reception rooms * Good size South West facing rear garden * Garage *
Council tax band: C * EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk

SITUATION:

BRISLINGTON is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

DESCRIPTION:

Wow, Wow, Wow. This is a very special house! This Victorian terrace has been extended, and lovingly refurbished, to now offer a very spacious, and beautifully presented 5 bedroom family home. Offering three bath/shower rooms, a large kitchen/dining room, South West facing rear garden, and a garage at the rear. Only an internal viewing will reveal the true quality of this stunning family home!

ENTRANCE VESTIBULE:

Composite leaded partly glazed entrance door, stripped and varnish floorboards, cupboard housing the gas and electric meters, half glazed door to:

HALLWAY:

A very spacious hallway with laminated timber flooring, dado rail, cornice, panelled radiator, fifteen stair staircase rising to the first floor, engineered oak flooring.

LIVING ROOM: 15' 9" into bay x 12' 9" (4.80m x 3.88m)

Double glazed bay window to the front, exposed brick fire breast, double panelled radiator, cornice, television point.

CLOAKROOM:

Fitted with a white close coupled W.C, pedestal wash hand basin with tiled splashback, panelled radiator.

SITTING/PLAY ROOM: 11' 1" x 11' 4" (3.38m x 3.45m)

Square opening through to the kitchen/dining room, double panelled radiator, continuation of engineered oak flooring from the hallway, understair storage cupboard.

KITCHEN/DINING ROOM: 16' 11" x 15' 8" narrowing to 13'7" (5.15m x 4.77m)

Double glazed sash window to the rear and double glazed French doors overlooking and giving access onto the rear garden. The kitchen is fitted with an extensive range of shaker style wall units with fitted cornice and light pelmets with led worksurface lighting, base fitted units with Quartz worktop surfaces, inset 1.5 bowl single drainer sink unit, integrated double oven, four burner gas hob with cooker hood over, large fridge, separate freezer, dishwasher and washing machine, also a built in bin, tiled splashbacks, engineered oak flooring, recessed low voltage spotlights, atrium style ceiling light, designer style radiator.

FIRST FLOOR LANDING:

A large, spacious landing having a turned spindle balustrade, dado rail, panelled radiator, doors to first floor accommodation, staircase rising to the second floor.

BEDROOM ONE: 15' 9" x 10' 7" to fire breast (4.80m x 3.22m)

Double glazed bay window to the front, wardrobes with overhead storage boxes fitted to recesses either side of the firebreast, and another fitted within the door recess, panelled radiator, door to:

EN-SUITE SHOWER ROOM:

Double glazed window to the front, fitted with a corner shower cubicle with a mixer shower, pedestal wash hand basin, close coupled W.C, tiled surrounds, designer radiator, tiled flooring.

BEDROOM TWO: 11' 3" x 11' 4" (3.43m x 3.45m)

Double glazed window to the rear, built -in alcove wardrobe, panelled radiator.

BEDROOM THREE: 9' 10" x 8' 3" plus door recess (2.99m x 2.51m)

Double glazed sash window to the rear, panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a white suite comprising of a panelled bath with folding shower screen and mixer tap shower, pedestal wash hand basin, close coupled W.C, tiled surrounds, cupboard housing a 'Glo Worm' gas fired combination boiler supply central heating and domestic hot water, designer radiator.

SECOND FLOOR LANDING:

Double glazed window to the rear, recessed low voltage spotlights, doors to remaining accommodation.

BEDROOM FOUR: 10' 11" x 9' 6" (3.32m x 2.89m)

Double glazed dormer window to the rear, double panelled radiator, recessed low voltage spotlights.

BEDROOM FIVE: 10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed Velux window to the front, double panelled radiator, access to large eaves storage space.

SHOWER ROOM:

Double glazed Velux window to the front, tiled shower cubicle with a mixer shower, vanity wash hand basin, close coupled W.C, tiled surrounds, designer radiator, low voltage ceiling spotlights.

FRONT GARDEN:

At the front is a garden enclosed low boundary brick walling, having a quarry tiled pathway giving access to the front door, to the side of which is an area laid to a combination of flower bed and coloured stones.

REAR GARDEN:

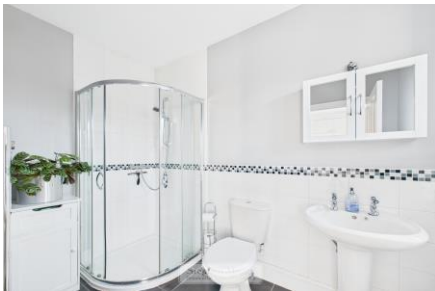
At the rear is a very good size South West facing garden, having an area immediately adjacent to the house with outside lighting, beyond which is a garden enclosed to both sides with brick walling, laid primarily to lawn with shrubbery and a mature cooking apple tree, storage area to the rear of the garage, and a pathway that continues to the side of garage where there is a pedestrian access.

GARAGE:

There is a larger than average garage detached at the rear, having an up and over door.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.

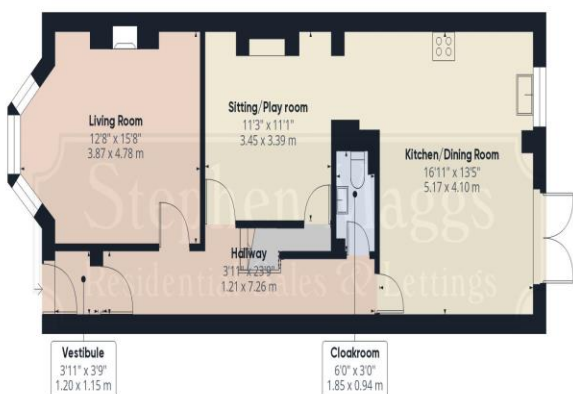




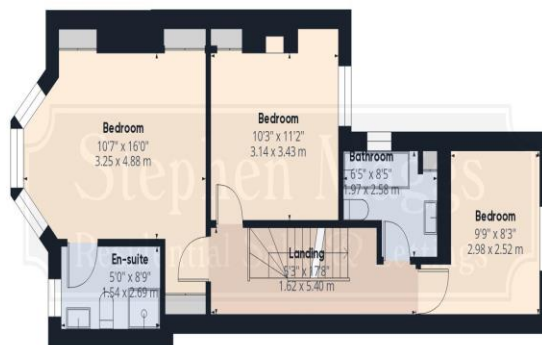
If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk before any offer is put forward.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1525.36 ft²

141.71 m²

Reduced headroom

28.15 ft²

2.61 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

21 Kensington Park Road
BRISTOL
BS4 3HP

Energy rating

C

Valid until:

7 April 2035

Certificate
number:

0042-0200-3005-3819-0804

Property type

Mid-terrace house

Total floor area

154 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		