



98 Reedley Road, Stoke Bishop

Guide Price £895,000

RICHARD
HARDING



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Stoke Bishop, Bristol, BS9 3TA

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An incredibly spacious and well-arranged lateral 4 double bedroom semi-detached family home with a fabulous level 90ft westerly facing rear garden, off-road parking and garage.

Key Features

- **Lateral accommodation arranged over 2 floors with further scope for loft conversion or extensions, if required and subject to any necessary consents.**
- **Superb location for families, within circa 400m of Elmlea Junior School and geographical reference point for the catchment intake for Bristol Free School, as well as being within a short level stroll of the Stoke Lane shops, cafes and Co-op supermarket and bus connections are just around the corner taking you to central areas of Bristol.**
- **Ground Floor:** entrance hallway, 2 good sized reception rooms, separate modern fitted kitchen/breakfast room and ground floor cloakroom/wc, as well as useful under stairs storage.
- **First Floor:** landing with loft hatch accessing large loft space with scope for conversion, 4 bedrooms and a modern fitted family bathroom.
- **Good sized family home with a bright and fresh interior with further exciting potential.**





GROUND FLOOR

APPROACH: via driveway providing off-road parking for 1 car, leading up to the garage and pathway leads off the driveway to an attractive covered entrance with the main front door to the house.

ENTRANCE HALLWAY: (18'1" x 11'0" inclusive of staircase) (5.51m x 3.35m) a wide welcoming entrance hallway with original staircase rising to first floor landing. An attractive feature, original stained-glass window to side and either side of the original front door. Wood laminate flooring, generous understairs storage cupboard and low-level meter cupboard. Doors off to sitting room, family room/reception 2, kitchen and ground floor cloakroom/wc.

SITTING ROOM: (front) (16'4" max into bay x 14'0" max into chimney recess) (4.98m x 4.27m) high ceilings, wide bay window to front comprising double glazed windows, radiator.

RECEPTION 2/FAMILY ROOM: (15'1" x 14'0" max into chimney recess) (4.59m x 4.27m) a good sized second reception room with high ceilings, double glazed windows to rear with central double glazed French doors providing a seamless access out onto the rear garden. Wood flooring and radiator.

CLOAKROOM/WC: low level wc, small wash basin with storage cupboard above, double glazed window to side, radiator.

KITCHEN: (15'7" x 11'0") (4.76m x 3.34m) modern fitted kitchen comprising of base and eye level gloss grey units with roll edged laminated worktop over and inset 1½ bowl sink and drainer unit. Integrated appliances including stainless steel electric oven with four ring gas hob and chimney hood over. Wall mounted cupboard housing the Ideal gas central heating boiler. Integrated fridge/freezer, dishwasher and further appliance space for washing machine and dryer. Double glazed windows to rear overlooking rear garden, further double-glazed window to side and part double glazed door to side accessing the side courtyard area of the outside space.

FIRST FLOOR

LANDING: central landing with plenty of natural light provided by the attractive original stained-glass window to side, loft hatch providing access to an extensive loft space, offering potential for loft conversions, subject to any necessary consents. Doors lead off the landing to all four bedrooms and family bathroom/wc.

BEDROOM 1: (front) (16'5" max into bay x 14'1" max into chimney recess) (4.99m x 4.28m) large double bedroom with box bay front comprising double glazed windows, high ceilings and a radiator.

BEDROOM 2: (rear) (15'0" x 14'2" max into chimney recess) (4.56m x 4.31m) large double bedroom with high ceilings, double glazed windows to rear, offering a leafy open outlook over rear and neighbouring gardens. Radiator.

BEDROOM 3: (front) (11'0" x 7'7") (3.35m x 2.31m) high ceilings, double glazed window to front, radiator and BT Open Reach connection point.

BEDROOM 4: (rear) (11'0" x 7'0") (3.35m x 2.13m) double glazed windows to rear, offering a similar outlook to bedroom 2, high ceilings and a radiator.

FAMILY BATHROOM/WC: (8'8" x 7'5") (2.64m x 2.26m) white suite comprising panelled bath with system fed shower over low level wc, wash hand basin with storage cabinet beneath and shaving point, heated towel rail, inset spotlights, extractor fan, double glazed windows to side.



OUTSIDE

GARAGE: detached single garage with pitched roof.

FRONT GARDEN & OFF-ROAD PARKING: the property has a wide frontage with a driveway providing off road parking for one vehicle, leading up to the detached single garage with a front garden beside, pathway leads off the driveway to the main entrance to the property with further gardens beside and there is gated access through to the rear garden.

REAR GARDEN: (approximately 90ft x 30ft, tapering down slightly towards the bottom of the garden) (27.43m x 9.14m) Large level rear garden mainly laid to lawn with generous paved seating area closest to the property, additional side courtyard garden, fenced boundaries and an incredibly open feel with a south westerly side aspect affording plenty of afternoon and early evening summer sunshine.

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: F

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		81 B
69-80	C		
55-68	D	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.



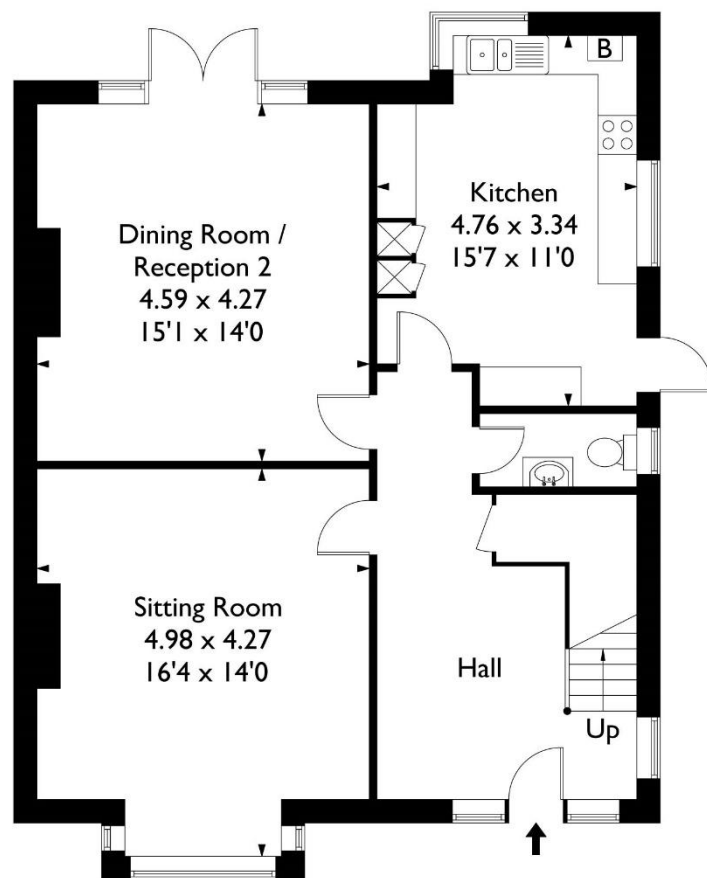


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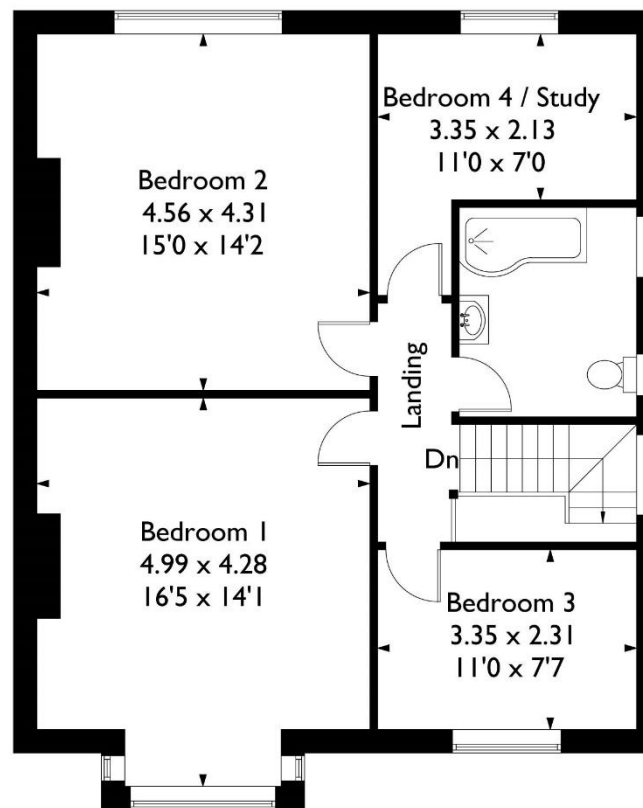
Approximate Gross Internal Area = 142.87 sq m / 1537.84 sq ft

Garage Area = 13.40 sq m / 144.23 sq ft

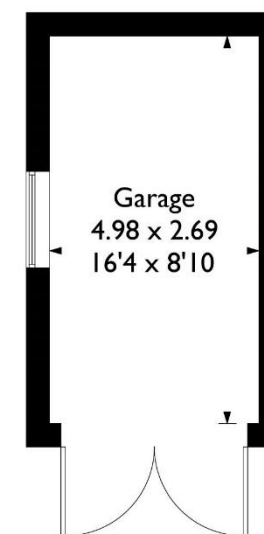
Total Area = 156.27 sq m / 1682.07 sq ft



Ground Floor



First Floor



Not In Location / Orientation

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.