



97 High Kingsdown, Kingsdown
Guide Price £620,000

RICHARD
HARDING



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Kingsdown, Bristol, BS2 8ER

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A beautifully presented 3 double bedroom, 2 storey link detached home flooded with natural light and further benefitting from a sunny westerly facing garden plus a garage.

Key Features

- Incredibly convenient location, close to local shops and eateries of St Michael's Hill and Cotham Hill. Whiteladies Road with its bus connections, cinema and Clifton Down train station are also within easy reach, as are excellent schools including Cotham Gardens Primary, Cotham Secondary and Bristol Grammar School.
- Tastefully designed with a creative yet comfortable interior maximising the floor space and function.
- Single garage/workshop directly accessed from the garden, as well as a boarded loft space provide plenty of storage.
- Incredibly private level rear garden with a westerly orientation attracting much of the afternoon summer sunshine.
- An engaging, bright and practical modern home in a wonderfully central location.





GROUND FLOOR

APPROACH: leading up to the property there is a part glazed main front door leading into the entrance hallway.

ENTRANCE HALLWAY: (10'0" x 4'0") (3.05m x 1.22m) a welcoming entrance hallway with wood flooring, inset floor mat, spotlights, radiator, a large wall opening creating connection and borrowed light from the kitchen. There are doors off the hallway to a practical storage cupboard, a ground floor cloakroom/wc and a floor to ceiling door leading through into the lounge/dining room.

LOUNGE/DINING ROOM: (21'11" x 15'3") (6.69m x 4.66m) a generous sociable living space with ample space for living and dining furniture, with 2 sets of floor to ceiling sliding doors with a westerly elevation providing plenty of natural light through the living space and view out to the landscaped rear garden. Wood burning stove, wood flooring and open tread staircase with understairs recess as well as a wide wall opening creating a sociable connection through to the kitchen.

KITCHEN: (9'3" x 8'2") (2.81m x 2.48m) a tastefully fitted kitchen comprising base level gloss white base units with marble worktop over and inset 1 ½ bowl sink and drainer unit with three windows overlooking the rear garden. Integrated stainless steel NEFF oven with Miele 4-ring gas hob plus splashback and extractor hood over. Further appliance space for fridge/freezer. Overhanging breakfast bar and inset spotlights.

CLOAKROOM/WC: low level wc, pedestal wash basin, radiator, inset spotlight and small high level window to side elevation.

FIRST FLOOR

LANDING: an L-shaped landing with natural light provided by the two light tubes flooding natural light through the landing and stairwell, large loft hatch with pull down ladder accessing a generous boarded loft storage space and a radiator. Doors off to all three bedrooms and the family bathroom.

BEDROOM 1: (15'3" x 9'9") (4.66m x 2.97m) double bedroom with double glazed windows to rear with an open outlook over the rear garden and roof tops of the garages. Curtain rail concealing excellent built in wardrobes with hanging space and drawers and a radiator.

BEDROOM 2: (11'7" x 8'8") (3.52m x 2.64m) double bedroom with double glazed windows offering a similar outlook to bedroom 1, built in bookcase, shelving and a radiator.

BEDROOM 3: (9'10" x 8'8") (3.00m x 2.63m) double bedroom with glazed windows offering a similar outlook to the other two bedrooms, built in bookcasing and a radiator.

SHOWER ROOM/WC: (6'8" x 6'3") (2.03m x 1.91m) white suite comprising an oversized shower enclosure with system fed shower, low level wc with concealed cistern with built in shelving and cabinet over. Wall mounted wash basin with stone tiled splashback, high level window to side and a contemporary heated towel rail.

OUTSIDE

REAR GARDEN: (36ft x 17ft) (10.97m x 5.18m) a beautiful and incredibly private haven with a westerly orientation providing much of the afternoon sunshine. The garden is tastefully landscaped, mainly laid to paving with raised flower borders containing various plants, shrubs, herbs and climbers. The garden has ample space for outdoor seating and entertaining, a garden tap, a useful side garden gate and the rare advantage of direct access into the garage/utility (most of the houses on this development have garages which are separated from the property).

GARAGE: (17'0" x 7'8") (5.18m x 2.34m) a single garage mostly used for storage with an up and over door, plumbing and appliance space for washing machine and dryer with built in worktop and sink, making it the perfect hobby and storage space due to the direct access into the garden.



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.

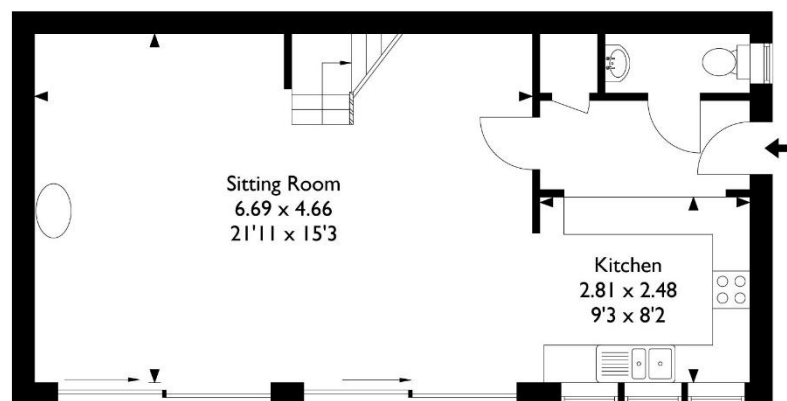
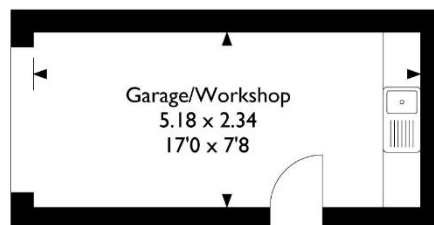
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

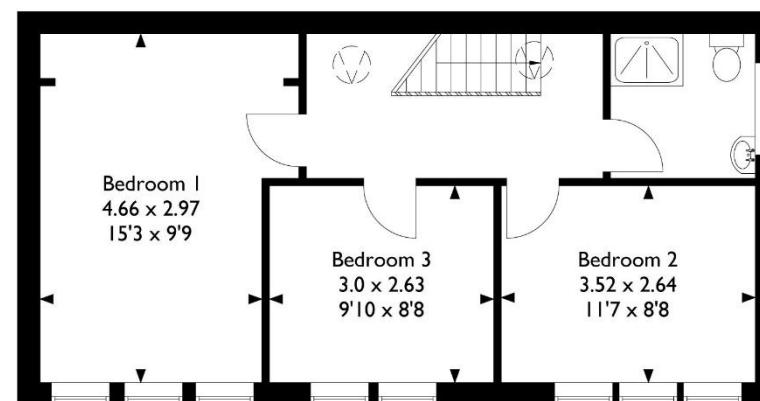




High Kingsdown, Kingsdown, Bristol BS2 8ER
Approximate Gross Internal Area 90.80 sq m / 977.70 sq ft
Garage/Workshop Area 12.20 sq m / 130.50 sq ft
Total Area 103.0 sq m / 1108.20 sq ft



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.