



6a Rockleaze Road, Sneyd Park

Guide Price £450,000

RICHARD  
HARDING

# 6a Rockleaze Road, Sneyd Park, Bristol, BS9 1NF

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HARDING

A generous and characterful maisonette, making up the top two floors of this period building, benefiting from a private entrance and is being sold with no chain. This location is popular due to its relatively peaceful setting whilst being immediately accessible to the Downs and just a 20 minute walk to Whiteladies Road. From the road, a private entrance opens into an entrance vestibule and then a staircase leads up to the first floor of the building and hall floor level of the maisonette.

## Key Features

- A generous central hallway gives access to a full width lounge/dining room, a large and well-appointed separate kitchen, a smart four-piece bathroom and a double bedroom. A handy utility cupboard with wash hand basin is also neatly tucked away.
- A second staircase continues up to the top of the building where two further bedrooms, set in the eaves (giving a characterful feel) are found alongside an additional WC and useful storage.
- Three-bedroom maisonette, measuring an impressive 1,368.10 sq. ft / 127.10 sq. m.
- Offered with no chain, facilitating a possible swift transaction.
- Large central hallway opening into a full width lounge/dining room
- Separate and well-appointed kitchen
- A very smart four-piece bathroom
- Retained character sitting alongside modern updates
- Private entrance



## ACCOMMODATION

**APPROACH:** from the road, a private entrance opens into:-

**ENTRANCE VESTIBULE:** a secondary door opens into a flight of staircase taking you up to the first floor central landing/entrance hallway.

## FIRST FLOOR

**CENTRAL LANDING/ENTRANCE HALLWAY:** doors to lounge/dining room, kitchen, bedroom 1 and bathroom/wc. Flooring through the first floor appears to be vinyl flooring. Door to utility cupboard. Stairs rise to the second floor via return with Velux window above and a built-in storage cupboard.

**Utility Cupboard:** wash hand basin with hot and cold water taps and a window to the rear elevation.

**LOUNGE/DINING ROOM:** (19'1" x 12'2") (5.82m x 3.72m) partially glazed door to the front of the property opens into a large full width lounge/dining room and office space. Three sets of windows to the front elevation, white column radiators, built-in storage and shelves to one end, feature fire surround, two ceiling roses, decorative cornice and decorative ceiling. Door to:-

**STUDY:** (6'3" x 5'9") (1.90m x 1.74m) a useful study area with window to front elevation.

**KITCHEN:** (15'6" x 8'1") (4.73m x 2.46m) via glazed door, selection of base and wall hung cabinets with a solid wood work surface, butler sink with chrome mixer tap over and a ceramic draining board. Point for electric range cooker. Integrated dishwasher. Period style column radiator, exposed stone detail to the wall from floor to ceiling.





**BEDROOM 1: (11'3" x 10'8") (3.43m x 3.24m)** a double bedroom with carpeted floor, picture rail, ceiling cornice and a window to the rear elevation.

**BATHROOM/WC:** bath with mixer tap over with black detail, wet room style shower enclosure with thermostatic valve and double shower head, one which deluges the bath, one of the wall all in black, vanity style sink unit with black mixer tap over and white ceramic sink with a storage cabinet below and a black heated towel rail, wc, double glazed doors into a storage cupboard.

## SECOND FLOOR

**OFFICE/HALLWAY:** with Velux window to rear elevation; this area is currently used as an office space. Doors off to bedroom 2, bedroom 3 and cloakroom/wc.

**BEDROOM 2: (17'0" x 12'5") (5.19m x 3.78m)** with exposed stone wall, Velux windows to front and rear elevations, access to eaves storage to the rear elevation, carpeted floor.

**BEDROOM 3: (11'2" x 10'11") (3.40m x 3.32m)** with Velux window to the front elevation, exposed timber purlin, carpeted floor and some built-in shelves.

**CLOAKROOM/WC:** with ceramic wc, vanity style sink with chrome mixer tap, Velux window to the rear elevation, vinyl flooring.

## 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.

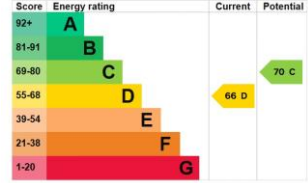
**TENURE:** it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 January 2020. It is understood that this property also owns a share of its Freehold. This information should be checked with your legal adviser.

**SERVICE CHARGE:** it is understood that there is no monthly service charge. This information should be checked by your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: C

### PLEASE NOTE:

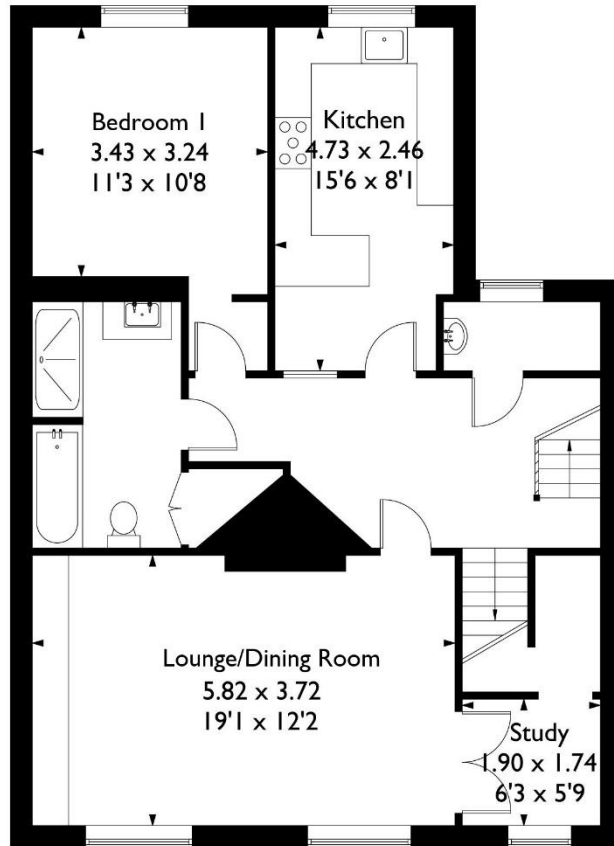
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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.



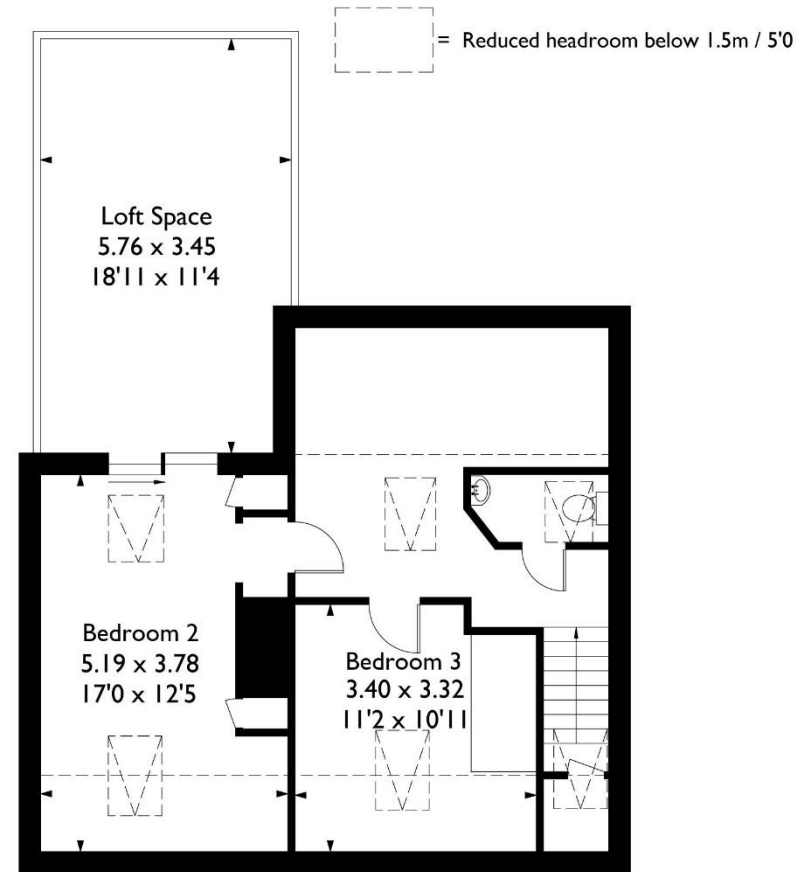
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# Rockleaze Road, Sneyd Park, Bristol BS9 1NF

Approximate Gross Internal Area 127.10 sq m / 1368.10 sq ft  
(Excludes Loft Space)



First Floor



Second 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.