



4 High Kingsdown, Kingsdown
Guide Price £535,000

RICHARD
HARDING

4 High Kingsdown,

Kingsdown, Bristol, BS2 8EN

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A practical and light filled 3 double bedroom (formerly 4 bedroom) family house with social sitting/dining room, separate kitchen, south-west facing courtyard garden and a single garage. Offered to the market with no onward chain.

Key Features

- High Kingsdown was the recipient of many civic awards and was inspired by Scandinavian architecture, the houses are light, bright and practical.
- **Ground Floor:** entrance hall, cloakroom/wc, storage cupboard, kitchen, sitting/dining room.
- **First Floor:** spacious landing, bedroom 1, bedroom 2, bedroom 3 and oversized family bathroom/wc.
- **Outside:** larger than average south-west facing fully enclosed courtyard with side access gate, single garage (located in a block close by).
- Tucked away on the fringes of a pedestrianised development and centrally located with local shops, pubs and restaurants of Cotham Road South, Cotham Hill and St Michael's Hill nearby.
- Located in the KN residents parking zone.

GROUND FLOOR

APPROACH: from the pedestrian walkway, front entrance door leads into:-

ENTRANCE HALLWAY: ceiling light point, area for shoes and coat storage, built-in storage cupboard, radiator, wood effect laminate flooring, skirting boards. Door to open plan sitting/dining room and further door to:-

CLOAKROOM/WC: white suite comprising of low level wc with concealed cistern, wall mounted wash hand basin, mirrored splashback, window to side elevation, tile effect vinyl flooring, skirting boards.

SITTING/DINING ROOM: (22'0" x 15'1") (6.70m x 4.61m) a spacious and light filled room with two sets of sliding doors giving access out onto the private courtyard garden, area for sofas and dining room furniture, ceiling light points, radiators, understairs storage recess, wood effect laminate flooring throughout. Stairs ascend to first floor landing. Square opening to:-

KITCHEN: (9'2" x 6'3") (2.80m x 1.90m) a galley kitchen fitted with a matching range of wall, base and drawer units with wood effect laminate worktop over with tiled surrounds, inset 1 ½ bowl stainless steel sink with mixer tap over, integrated electric oven with 4 ring hob plus extractor over, space for undercounter fridge, large double glazed window overlooking the courtyard garden, radiator, wood effect laminate flooring.

FIRST FLOOR

LANDING: stairs ascend from sitting/dining room; a spacious landing with two sets of built-in storage cupboards with plumbing for washing machine, wall mounted Worcester combi boiler, loft access hatch, ceiling light point and a radiator. Doors radiate to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 1: (15'1" x 11'2") (4.61m x 3.40m) a generous double bedroom with double glazed windows to rear elevation, fitted sliding mirrored wardrobes, ceiling light point, radiator, skirting boards.

BEDROOM 2: (8'7" x 7'10") (2.61m x 2.40m) a double bedroom with double glazed windows overlooking the rear elevation, ceiling light point, built-in wardrobe, radiator, skirting boards.

BEDROOM 3: (8'7" x 7'7") (2.61m x 2.31m) a smaller double bedroom with ceiling light point, double glazed windows overlooking rear elevation, built-in storage cupboard with shelving, radiator, skirting boards.





FAMILY BATHROOM/WC: an extremely large family bathroom comprising of low level wc, bidet, panelled bath with handheld shower over, separate shower cubicle, wash hand basin set on vanity unit, dressing area space, radiator, ceiling light point, windows to front and rear elevations, vinyl flooring, skirting boards.

OUTSIDE

COURTYARD GARDEN: (32'11" x 31'5") (10.03m x 9.58m) accessed via the sitting/dining room but also has a useful side access gate; a sunny south-westerly facing courtyard garden which is fully enclosed by high brick walls. The garden is well established with a variety of mature trees, plants and shrubs to the flower beds with areas of patio in between, seating area located closest to the property, bin store, plus outside tap.

GARAGE: located in a block opposite the front door to the property. Please refer to land registry for exact location. Steps lead down from the pedestrian pathway. The garage is located on the right hand side, it is the third door in, with up and over door. If accessing the garage from the road it is located off of Myrtle Road, turn into the block of garages and it is the fourth one in on the left hand side which is brightest green out of all of the garages on that block.

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:

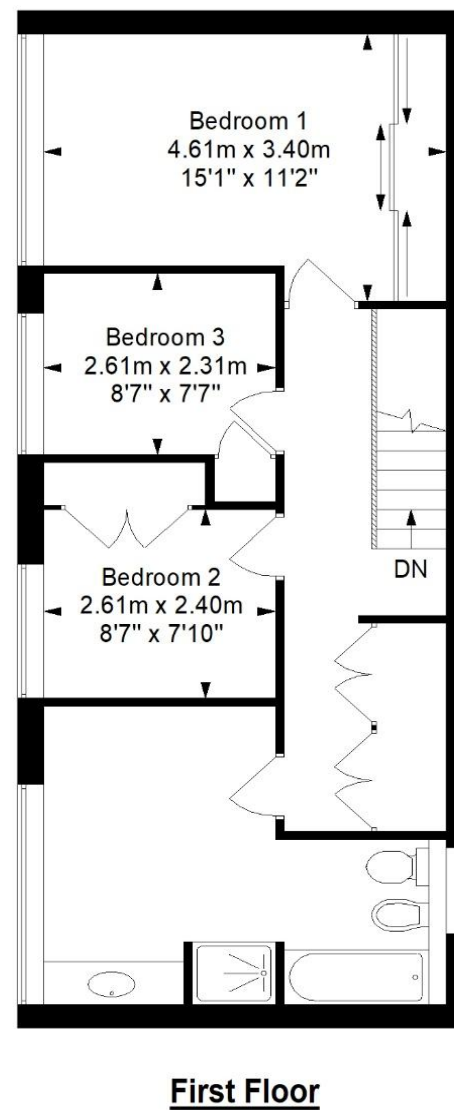
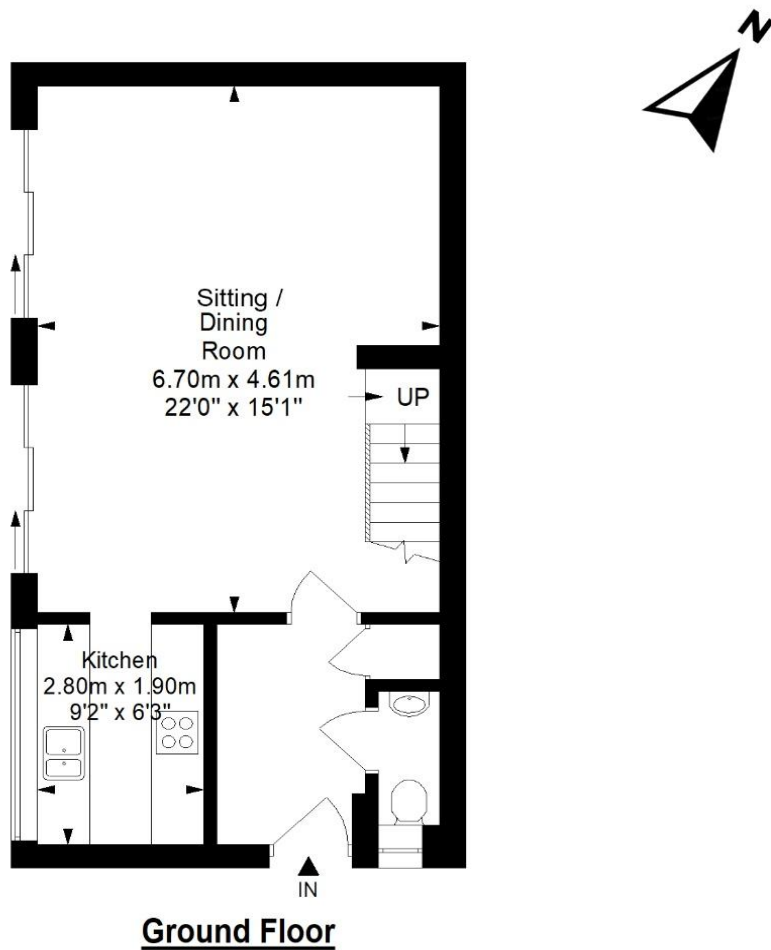
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		83 B
69-80	C		
55-68	D	65 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 8EN

Approximate Gross Internal Area = 101.2 sq m/ 1089.3 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print