



126 Howard Road, Westbury Park

Guide Price £650,000

RICHARD
HARDING

126 Howard Road, Westbury Park, Bristol, BS6 7XA

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An attractive, mid-terraced, 3 double bedroom (plus study), 2 reception room, Edwardian period family house with 60ft south-easterly facing rear garden. Situated in a prime location just a short stroll away from excellent schools, local amenities (including Waitrose) and the big open spaces of Durdham Downs.

Key Features

- A fine period residence of character both internally and externally, retaining original features - sash windows, period fireplaces, ornate moulded plasterwork, exposed wooden floorboards and stripped pine panelled doors.
- The neighbourhood has a great deal to offer. The nearby schools, Henleaze Infant & Primary and Redland Green Secondary (1km) are of an excellent standard and highly regarded. The local convenience store is a nearby Waitrose. Just a short walk away there is a fishmonger, two butcher's shops, cafes, good small restaurants, a gastro pub and many varied independent shops to explore as well as the local library and independent cinema.
- Falldon Way Children's Playground is a short stroll away as is a small green off Wildcroft Road, ideal for dogs.
- **Ground Floor:** entrance hallway, bay fronted sitting room, dining room, kitchen.
- **First Floor:** part galleried landing, two double bedrooms, study, family bathroom.
- **Second Floor:** landing, double bedroom (3 in total), bathroom.
- **Outside:** easy maintenance front garden, well-stocked south-easterly facing rear garden.

GROUND FLOOR

APPROACH: from the pavement, there is a dwarf brick wall with wrought iron pedestrian gate opening onto a pathway leading to the front entrance. Solid wood panelled front door with oval stained glass panel plus stained glass fanlight.

ENTRANCE HALLWAY: part stained glass window to the front elevation, inlaid entrance mat, engineered oak flooring, tall moulded skirtings, dado rail, simple moulded corning, staircase ascending to the first floor with handrail and ornately carved spindles, radiator, ceiling light point. Useful understairs storage cupboard. Stripped pine panelled doors with moulded architraves, opening to:-

SITTING ROOM: (16'7" x 10'6" max into bay) (5.05m x 3.19m) bay window to the front elevation comprising three wooden double glazed sash windows. Ornate cast iron fireplace with decorative tiled slips, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded corning, radiator, ceiling light point.

DINING ROOM: (16'5" x 12'8") (5.01m x 3.87m) having upvc double glazed double doors with overlight overlooking and opening externally to the rear garden. Coal effect gas fire with cast iron surround, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast both featuring multi-paned display cabinets and cupboards below with architrave. Engineered oak flooring, tall moulded skirtings, picture rail, radiator, ceiling light point. Stripped pine panelled door with moulded architraves, opening to:-

KITCHEN: (8'4" x 8'0") (2.55m x 2.43m) base and eye level units combining drawers and cabinets, roll edged wooden worktop surfaces with splashback tiling, stainless steel sink with draining board to side and mixer tap over, space for tall fridge/freezer, space for gas/electric oven with extractor hood, space for dishwasher, space and plumbing for washing machine, window to side elevation, wall mounted Worcester Bosch gas fired combination boiler, moulded skirtings, two radiators, ceiling light point. Upvc double glazed door with side panels overlooking and opening externally to the rear garden.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, tall moulded skirtings, dado rail, ceiling light point. Turning staircase ascending to the second floor with handrail and ornately carved spindles which enjoys plenty of natural light via a Velux window. Stripped pine panelled doors with moulded architraves, opening to:-

BEDROOM 1: (16'7" x 10'5" max into bay) (5.05m x 3.17m) bay window to the front elevation comprising three sash windows, chimney breast with recesses to either side, exposed wooden floorboards, moulded skirtings, radiator, picture rail, two ceiling light points.





BEDROOM 2: (12'9" x 10'1") (3.88m x 3.07m) double glazed sash appearance window overlooking the rear garden, ornate cast iron fireplace with recesses to either side of the chimney breast (one with double opening wardrobe), exposed wooden floorboards, moulded skirtings, picture rail, radiator, ceiling light point.

STUDY: (5'8" x 5'7") (1.73m x 1.70m) sash window to the front elevation with deep sill, moulded skirtings, radiator, ceiling light point.

BATHROOM/WC: (9'8" x 5'11") (2.95m x 1.80m) panelled bath with mixer tap and an overhead shower, low level flush wc, wash hand basin with cupboard below, obscure double glazed window to the rear elevation, exposed wooden floorboards, dado rail, ceiling light point, radiator.

SECOND FLOOR

LANDING: enjoying natural light via the aforementioned Velux window, inset ceiling downlight. Panelled door with moulded architraves, opening to:-

BEDROOM 3: (17'8" x 12'9" max measurements) (5.38m x 3.89m) double Velux window to the front elevation plus a further Velux window to the rear elevation with rooftop views, laminate flooring, moulded skirtings, radiator, inset ceiling downlights, three eaves storage cupboards. Door to:-

En-Suite Bathroom/WC: (5'11" x 5'8") (1.80m x 1.73m) part restricted head height. Panelled bath with mixer tap and handheld shower attachment, low level dual flush wc, wall mounted wash hand basin, tiled flooring and walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.

OUTSIDE

FRONT COURTYARD: designed for ease of maintenance with dwarf brick wall, wrought iron pedestrian gate opening onto a pathway leading to the front entrance.

REAR GARDEN: (60ft x 16ft max measurements) (18.29m x 4.88m) immediately to the rear of the kitchen there is a paved patio with ample space for garden furniture, potted plants and barbecuing etc. From here a grass pathway bisects the remainder of the garden which is well stocked with an array of mature shrubs including japonica, hydrangea, roses and smoke tree to name but a few and provides a very good amount of privacy.

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 9999 year lease which commenced on 25 March 1909. We understand there is an annual ground rent payable of £5.5s.0d This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

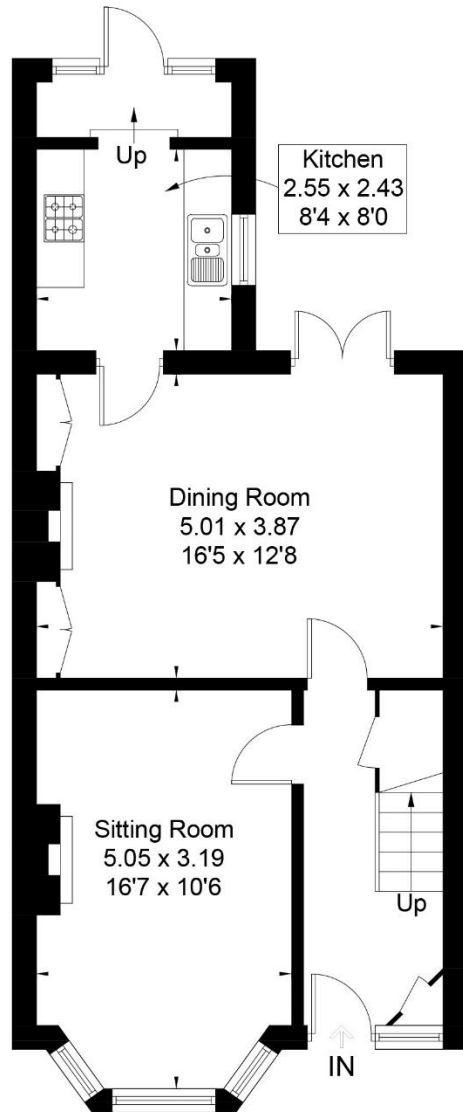
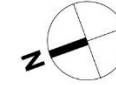
PLEASE NOTE:

- 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.



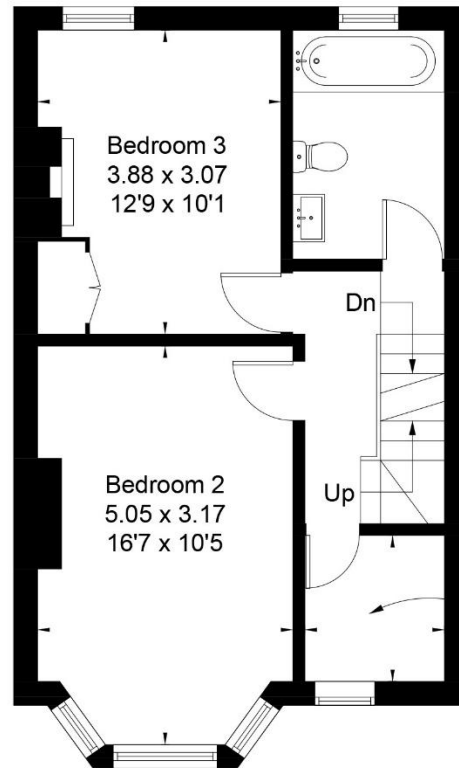
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Approximate Area = 123.8 sq m / 1332 sq ft
Including Limited Use Area (7.3 sq m / 78 sq ft)

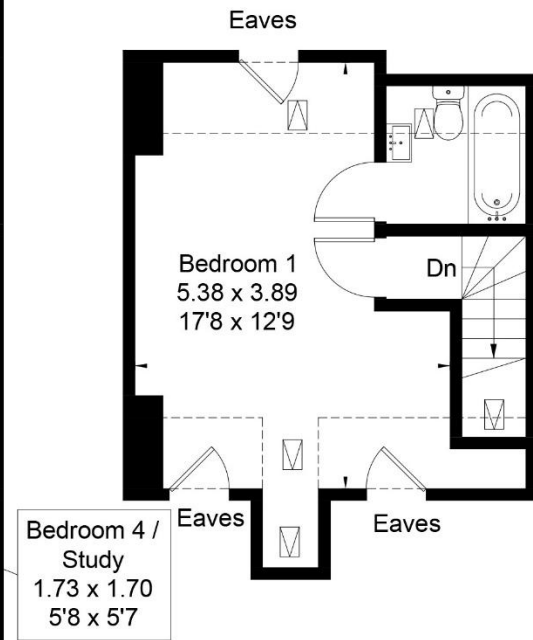


Ground Floor

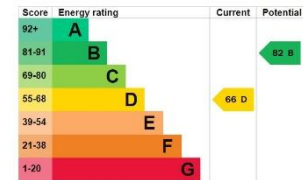
[Dashed line] = Reduced head height below 1.5m



First Floor



Second Floor



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

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 320767