



96 High Kingsdown, Kingsdown
Guide Price £475,000

RICHARD
HARDING

96 High Kingsdown,

Kingsdown, Bristol, BS2 8ER

RICHARD
HARDING

A practical 4 bedroom semi-detached home offering light and airy accommodation over 2 floors. Requiring updating, number 96 gives an opportunity for the new owner to add their own stamp. The ground floor includes a spacious 22ft x 15ft lounge/dining room, that leads to a south-westerly facing garden. A garage is an added bonus.

Key Features

- Located within this striking modernist 1970's development in the highly convenient Kingsdown area close to the city centre, BRI, Bristol University and excellent schools including Cotham School.
- A fantastic opportunity to add your own stamp to this city home, offering excellent value and a tempting alternative to a period converted apartment.
- A 22ft x 15ft lounge/dining room with floor to ceiling sliding doors leading directly out onto rear garden.
- 4 bedrooms and bathroom/wc
- 103.78 sq. m/ 1,117.07 sq. ft.

GROUND FLOOR

APPROACH: via a door in the side elevation which opens into:-

ENTRANCE HALLWAY: cupboards to left of the hallway, providing storage space. To the right hand side there is a door to cloakroom/wc and a boiler cupboard. Door to open plan living/dining room.

CLOAKROOM/WC: comprising a white ceramic toilet and hand basin. Window to side elevation.

OPEN PLAN LIVING/DINING ROOM: (front) (21'11" x 15'4") (6.67m x 4.66m) a double set of sliding doors which open onto the garden. Staircase rising to first floor landing. Door leading into:-

KITCHEN: (9'2" x 6'5") (2.80m x 1.95m) made up of a variety of white wall hung and base units, gas cooker connection, stainless steel sink and space and plumbing for washing machine. Windows to front elevation.

FIRST FLOOR

LANDING: staircase rises from the living/dining area to a central landing which services four bedrooms (three doubles and one single bedroom), with a bathroom at one end. There is also a storage cupboard and utility cupboard.

BEDROOM 1: (15'4" x 11'4") (4.67m x 3.44m) a double bedroom with large window overlooking front elevation, built-in storage.

BEDROOM 2: (12'5" x 8'10") (3.77m x 2.70m) a double bedroom with window to the front elevation, carpeted floor and some built-in storage.

BEDROOM 3: (10'0" x 8'10") (3.05m x 2.68m) a double bedroom with window to the front elevation, carpeted floor and built-in storage

BEDROOM 4: (8'8" x 7'8") (2.65m x 2.34m) a single bedroom with window to the front elevation, carpeted floor.

BATHROOM/WC: (rear) comprising three piece white suite with window to side elevation, laminate floor and mainly tiled walls.





OUTSIDE

REAR GARDEN: accessed via sliding doors from the open plan living/dining room, the south-westerly facing rear garden is mainly laid to flagstone tiles, with some mature shrubs and bushes. Enclosed by brick boundary walls on three sides. Ample space for garden furniture, potted plants etc.

GARAGE: there are two ranks of garages, one to the left and one to the right. The garage allocated to this apartment is the 6th garage on the right hand side.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

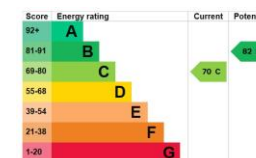
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

High Kingsdown, Kingsdown, Bristol, BS2 8ER

Approximate Gross Internal Area = 103.78 sq m / 1117.07 sq ft

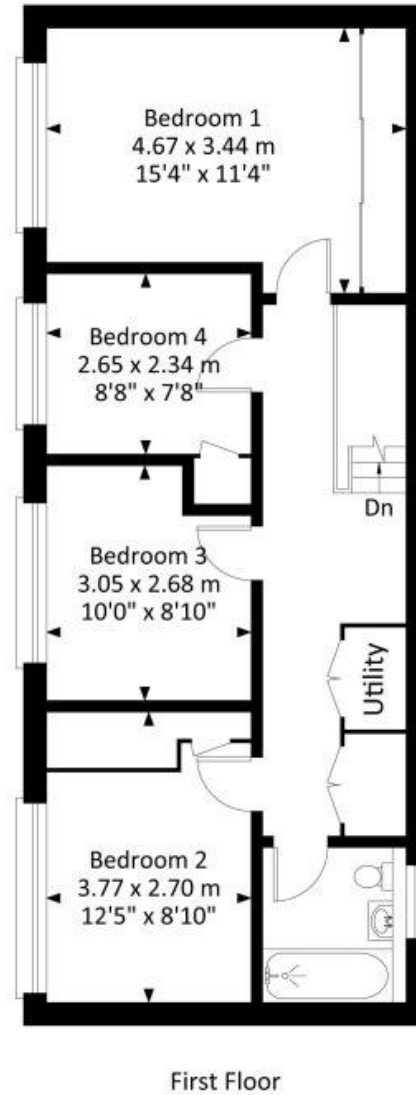
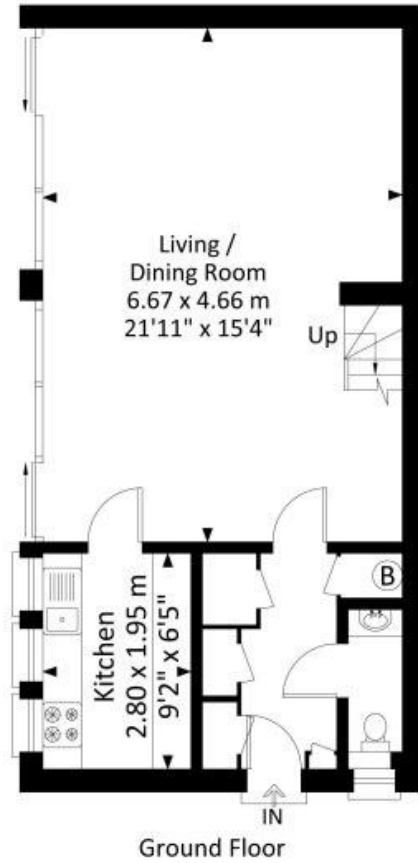


Illustration for identification purposes only, measurements are approximate, not to scale.