



10 Tennyson Road, Horfield

Guide Price Range £600,000 - £625,000

RICHARD
HARDING



10 Tennyson Road,

Horfield, Bristol, BS7 8SB

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An exceptionally smart and newly refurbished 3 double bedroom Victorian terraced home situated on a peaceful cul-de-sac. Enjoying a fabulous extended kitchen/dining space leading directly out onto a 58ft south-easterly facing rear garden.

Key Features

- Beautifully appointed interior with newly extended kitchen/dining space with stylish newly fitted kitchen, beautiful bathrooms, whilst all balanced with retained period character.
- Offered with no onward chain.
- **Ground Floor:** entrance hallway, bay fronted sitting room with double doors leading into a 20'3" by 16'4" kitchen/dining/living area with bi-folding doors leading directly onto the sunny garden, ground floor cloakroom/wc.
- **First Floor:** 2 double bedrooms and a smart family bathroom.
- **Second Floor:** loft converted double bedroom.
- Situated on a neighbourly cul-de-sac on the west side of Gloucester Road and therefore within a level short stroll of excellent shops, cafes, restaurants & bus connections to central areas. Horfield Common is also nearby, as is Ashley Down train station.
- A breathtaking property with a gorgeous interior & surprisingly good sized sunny garden.





GROUND FLOOR

APPROACH: the front garden leads to a panelled front door, which opens to:-

ENTRANCE HALLWAY: stylish wooden panel feature. Built-in cupboard handy for shoe storage, as well as access to the gas and electric meters. A smart wood effect floor runs from the hallway through into the extended kitchen. To the left a panelled wooden door with brass fittings opens off the hallway into the sitting room and a further panelled door provides into the kitchen/living/dining space. Stairs rise to first floor landing with an attractive spindled staircase and a door neatly tucked below opening to:-

CLOAKROOM/WC: a stylish ground floor wc with an attractive corner sink arrangement with brass tap and fittings.

SITTING ROOM: (15'11" x 10'8") (4.85m x 3.25m) benefiting from a bay to the front elevation which include sliding sash windows. A feature fireplace creates a focal point, with built-in storage and attractive shelving in the alcoves to either side of the fireplace. Original ceiling cornice. A set of glazed double doors open into the kitchen/dining room.

KITCHEN/LIVING/DINING SPACE: (20'3" x 16'4") (6.16m x 4.97m) a beautiful newly fitted kitchen with a quartz worksurface and electric hob, an oven and brass sink with attractive tap arrangement set in the kitchen island. The cabinets are modern with brass hardware. Through into the extended section of the kitchen is a wall of again built-in floor to ceiling storage, one cupboard includes the new Gloworm boiler, as well as the manifold for the wet underfloor heating system. The extension itself has a pitched roof inset with two Velux windows, a floor to ceiling plate glass window and a set of bi-folding doors. The bi-fold doors open onto a large rear garden.

FIRST FLOOR

LANDING: panelled doors accessing bedroom 1, bedroom 2 and bath/shower room. Stairs with handrail rise from the landing up to the second floor landing, with Velux window above and useful built-in storage cupboard.

BEDROOM 1: (15'11" x 10'4") (4.85m x 3.16m) a large double bedroom enjoying a bay window and additional window to the front elevation, all fitted with sliding sash windows, and a column radiator.

BEDROOM 2: (12'1" x 9'0") (3.68m x 2.74m) a smaller double bedroom with window to the rear elevation, a column radiator and plush cream carpets.

BATHROOM/WC: attractive terrazzo tiled floor, three piece white suite with further brass fittings, heated towel rail and a window to the rear aspect. A separate shower enclosure, again with brass fittings, with attractive green tiling.

SECOND FLOOR

LANDING: door opening to:-

BEDROOM 3: (15'5" x 13'3") (4.71m x 4.04m) loft converted double bedroom with three Velux windows (two to the front elevation and one to the rear), column radiator and access to eaves storage.

OUTSIDE

REAR GARDEN: 58ft/17.68m in length with a southerly orientation. A deck extends from the property leading to a level garden mainly laid to lawn.



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. The land in the title is subject to a perpetual yearly rent charge of £3.3s.0d p.a. This information should be checked with your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

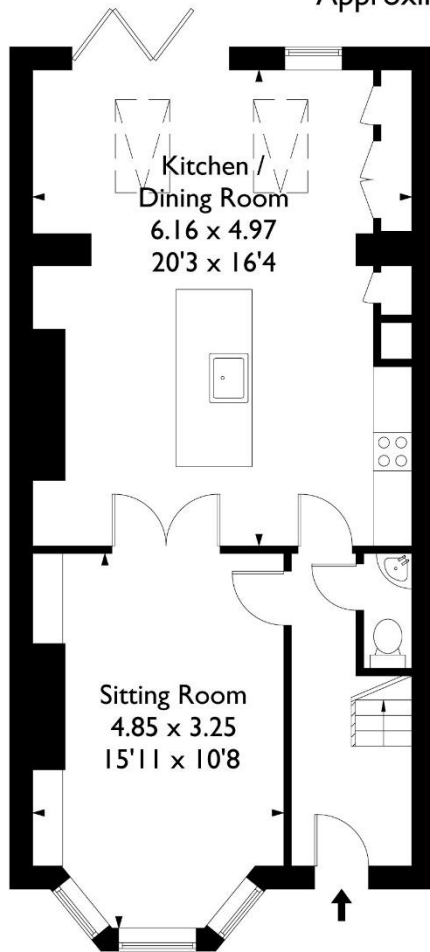
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



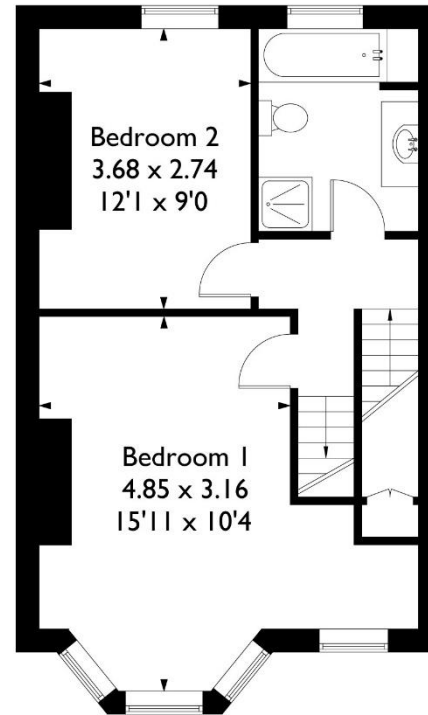


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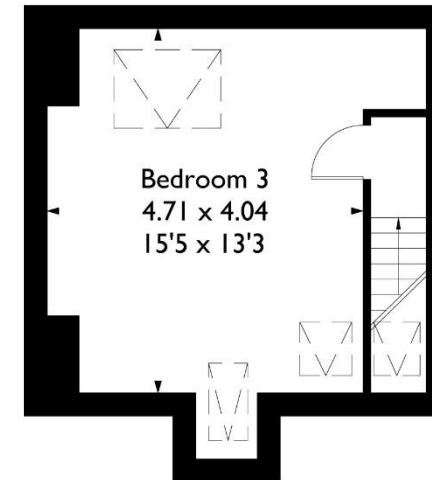
Approximate Gross Internal Area 115.90 sq m / 1247.40 sq ft



Ground Floor



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.