



88 Berkeley Road, Bishopston

Guide Price £885,000

RICHARD
HARDING



88 Berkeley Road,

Bishopston, Bristol, BS7 8HG

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A fantastic opportunity to purchase a family home in the heart of Bishopston which enjoys the rare advantage of off road parking and a 130ft south facing garden.

Key Features

- Excellent location, circa 500 metres of excellent schools including Bishop Road Primary and Redland Green Secondary, whilst also being handy for the shops, cafes, restaurants and bus connections of Gloucester Road. Redland & Montpelier train stations are also within circa half a mile.
- Enjoyed by the current owners for over 40 years, this welcoming family home offers added potential to personalise and update to suit individual requirements.
- Glorious large south facing rear garden.
- Generous cellar storage space with scope for conversion and extension (if required and subject to any necessary consents).
- A superb 3/4 bedroom period home with parking, a terrific garden and further exciting possibilities.





GROUND FLOOR

APPROACH: via brick paved driveway providing off road parking for at least one vehicle. The driveway leads up to the main front door of the house.

ENTRANCE VESTIBULE: coat hooks, high level meter cupboards, radiator, wood laminated flooring. Part glazed door leading through into:-

THROUGH SITTING ROOM: (27'7" x 16'10" max into chimney recess) (8.42m x 5.13m) a large through reception room spanning the depth of the house with double glazed sliding sash style window to front, an attractive period style fireplace with gas living flame fire, two radiators, staircase rising to first floor landing. Double glazed window and door to rear accessing a raised decked south facing sun terrace with steps leading down onto the glorious rear garden.

FIRST FLOOR

LANDING: doors off to kitchen/breakfast room and reception 2 (or further double bedroom), if required. Further door to family bathroom/wc and a radiator.

RECEPTION 2/BEDROOM 4: (16'11" x 11'2") (5.16m x 3.40m) a large reception room, currently used as a dining room, with two sliding sash timber framed double glazed windows to front, high ceilings and a radiator. Door connecting through to:-

KITCHEN/BREAKFAST ROOM: (16'2" x 8'8") (4.93m x 2.64m) a fitted kitchen comprising base cupboard and drawers with roll edged wood effect worktop over and inset 1 ½ bowl sink and drainer unit. Appliance space and plumbing for washing machine, tumble dryer, cooker with gas hob and fridge/freezer. Double glazed picture window to rear affords a breathtaking view over the rear and neighbouring gardens and rooftops of Bishopston and Redland. Wall mounted Worcester gas central heating boiler, space for breakfast table and chairs.

BATHROOM/WC: panelled bath, low level wc, pedestal wash basin, small double glazed window to rear and heated towel rail. Recessed airing cupboard, housing lagged hot water tank and slatted shelving.

SECOND FLOOR

LANDING: doors off to bedroom 1, bedroom 2 and bedroom 3.

BEDROOM 1: (front) (16'10" x 11'3") (5.12m x 3.44m) a double bedroom with double glazed windows to front, recessed wardrobes and a radiator.

BEDROOM 2: (rear) (12'2" x 8'6") (3.70m x 2.60m) a double bedroom with low level double glazed windows to rear, offering fabulous far reaching views over Bristol, and a radiator.

BEDROOM 3: (rear) (8'11" x 8'0") (2.71m x 2.44m) a single bedroom with low level double glazed windows to rear, offering a similar outlook as bedroom 2, radiator and built-in wardrobe.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: the front of the property has been landscaped to brick paving to afford off road parking for at least one car.

REAR GARDEN: (approx. 130ft x 17ft) (39.62m x 5.18m) a fabulous large south facing rear garden offering a real sense of openness and space. The garden is mainly laid to lawn with well stocked flower borders containing various plants and shrubs. Closest to the property there is a rockery and steps up to an elevated decked sun terrace, accessed off the sitting room, with undercroft beneath and door accessing the storage cellars.

STORAGE CELLARS: generous storage cellars with an approx. reduced ceiling height of circa 5'6"/1.68m offering excellent storage and scope for further conversion, if required and subject to any necessary consents.





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, with a perpetual yearly rent charge of £5.5s.0d p.a. 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		82 B
69-80	C	73 C	
55-68	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.



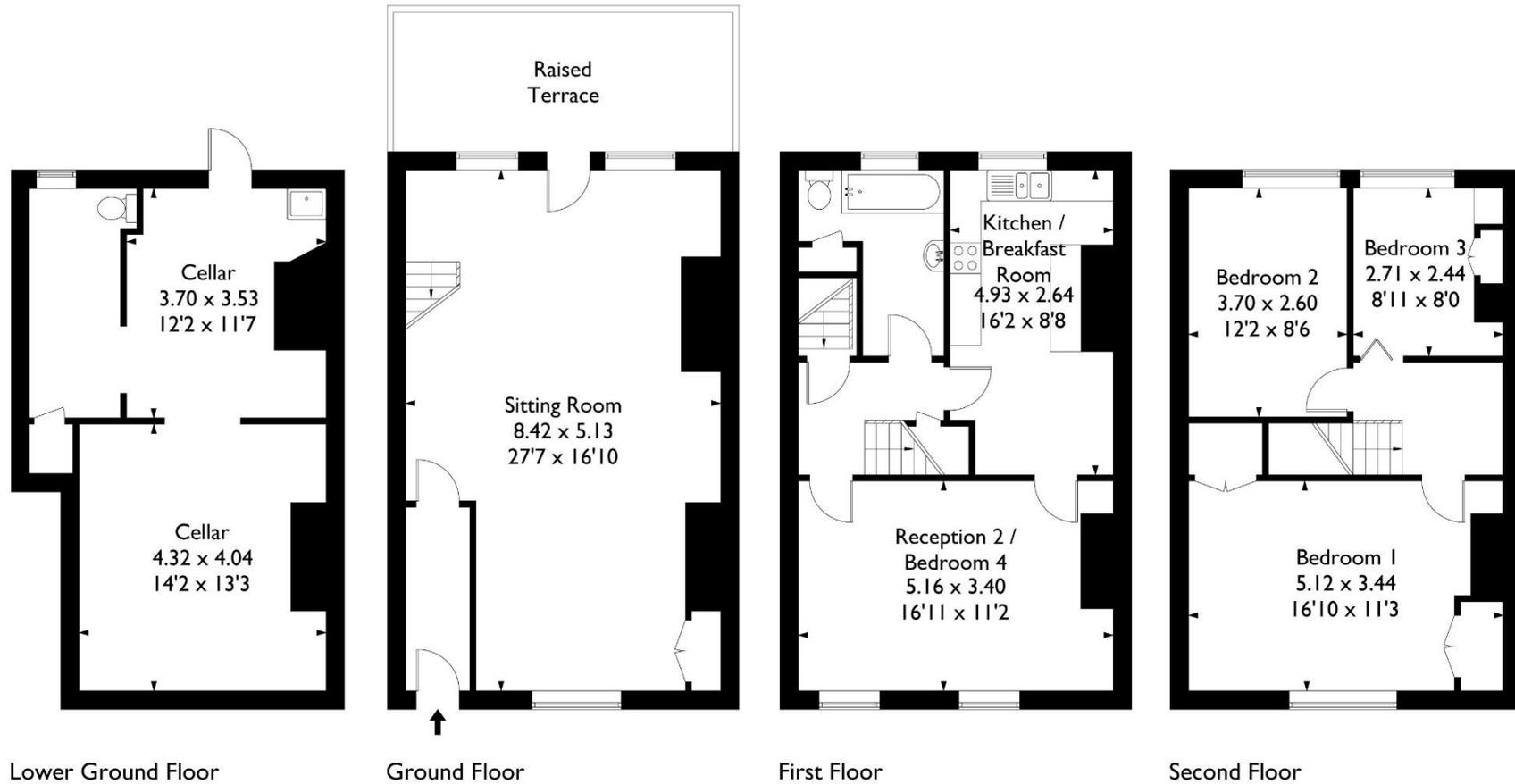


Berkeley Road, Bishopston, Bristol BS7 8HG

Approximate Gross Internal Area 128.40 sq m / 1382.0 sq ft

Basement Area 37.30 sq m / 401.40 sq ft

Total Area 165.70 sq m / 1783.40 sq ft



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.