



10 High Kingsdown, Kingsdown

Guide Price £555,000

RICHARD
HARDING



10 High Kingsdown,

Kingsdown, Bristol, BS2 8EN

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A modern, practical and well arranged three double bedroom, two storey property situated in a highly convenient location, just off St Michael's Hill, enjoying a level south-westerly garden and the rare advantage of a garage.

Key Features

- Accommodation over two floors with newly fitted kitchen (2025) and stunning living space with two sets of bi-folding doors connecting out to a sunny garden.
- Incredibly convenient location, close to local shops and eateries of St Michael's Hill and Cotham Hill. Whiteladies Road with its bus connections, cinema and Clifton Down train station are also within easy reach, as are excellent schools including Cotham Gardens Primary, Cotham Secondary and Bristol Grammar School.
- **Ground Floor:** entrance hallway, spacious through lounge/dining room with two sets of bi-folding doors accessing the rear garden, beautifully appointed modern fitted kitchen, ground floor cloakroom/wc and useful storage cupboards.
- **First Floor:** galleried landing with loft hatch accessing roof storage space, three bedrooms and a modern fitted shower room/wc.
- Single garage, perfect for storage, plus the property falls within the Kingsdown (KN) local residents parking permit scheme.
- A bright and welcoming home in a fantastic location to explore the city.





GROUND FLOOR

APPROACH: the property is situated conveniently close to St Michael's Hill and accessed via a pedestrian walkway from St Michael's Hill and the garage is in a rank near to the property. The main entrance door to the house leads to:-

ENTRANCE HALLWAY: tiled wood effect flooring, door accessing a ground floor cloakroom/wc and useful storage cupboard. Wall mounted thermostat for central heating, additional storage cupboard, wall opening connecting through to the modern kitchen, and door accessing the through lounge/dining space.

LOUNGE/DINING ROOM: (22'0" x 15'4" max inclusive of staircase) (6.70m x 4.68m) generous living space with ample room for dining and seating furniture and engineered wood flooring. Two floor to ceiling bi-folding doors with integrated blinds providing seamless access out onto the sunny rear garden. Contemporary upright radiators, staircase rising to the first floor landing with useful understairs recess.

KITCHEN: (8'11" x 8'11") (2.72m x 2.71m) a newly fitted (2025) kitchen comprising base and eye level dark blue grey Shaker style units with woodblock worktop over and inset 1 ½ bowl sink and drainer unit, integrated appliances including a Neff stainless steel oven, 4-ring ceramic hob with chimney hood over, and fridge/freezer. Bin/recycling storage. Various useful cupboard and storage solutions, tiled floor, part-tiled walls and large double glazed windows to rear offering a bright and sunny outlook over the rear garden.

CLOAKROOM/WC: low level wc with concealed cistern, wall mounted wash hand basin with tiled splashback, double glazed window to side, tiled floor.

FIRST FLOOR

LANDING: spacious galleried landing with loft hatch accessing loft storage space. Doors leading off to all three bedrooms and the shower room/wc.

BEDROOM 1: (15'4" x 9'10") (4.68m x 3.00m) double glazed windows to rear, contemporary radiator, wardrobes, central dressing table, and mirror behind.

BEDROOM 2: (11'5" to front of built in wardrobes x 8'8") (3.49m x 2.65m) double bedroom with recessed built-in wardrobes, contemporary radiator, double glazed windows to rear overlooking the rear and neighbouring gardens.

BEDROOM 3: (8'8" x 7'8") (2.65m x 2.34m) useful third bedroom with single wardrobe, contemporary radiator and double glazed window to rear, offering a similar outlook to the other two bedrooms.

SHOWER ROOM/WC: (6'7" x 6'1") (2.01m x 1.85m) white suite comprising of oversized shower enclosure with system fed shower, low level wc with concealed cistern, wash hand basin with storage cabinet beneath, double glazed window, inset spotlights extractor fan, tiled walls and tiled floors.



OUTSIDE

REAR GARDEN: a low maintenance level rear garden with a sunny south-westerly orientation. Painted brick boundary wall, flower border containing various shrubs, a conifer and a fig tree. The garden is mainly laid to stone chipping and there is a useful gate providing access to the pedestrian lane which leads out to St Michael's Hill.



GARAGE: (16'8" x 7'9") (5.08m x 2.36m) a single garage for either a vehicle or storage, with up and over door. The garage is accessed from the first turning off Paul Street and is the third garage along out of four on the right-hand side.

PARKING: the property is within the local residents parking permit zone & permits are available from the council for a modest annual fee.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 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.



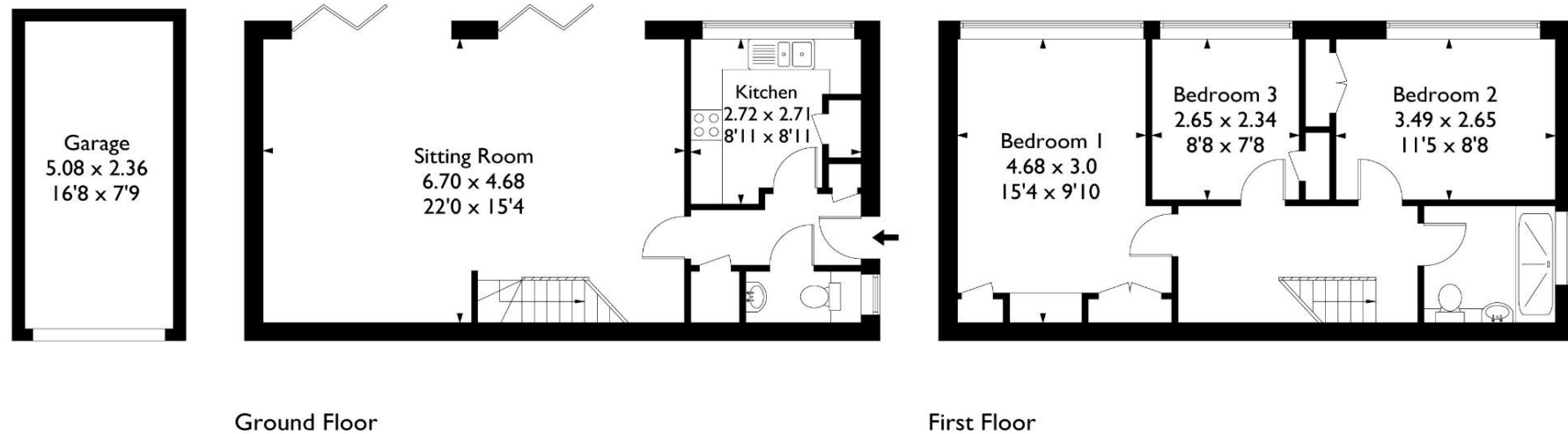
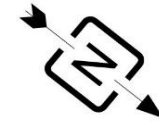


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Approximate Gross Internal Area 89.80 sq m / 966.20 sq ft

Garage Area 12.0 sq m / 129.0 sq ft

Total Area 101.80 sq m / 1095.20 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.