



52 Maple Road, Horfield
Guide Price £550,000

RICHARD
HARDING

52 Maple Road, Horfield

Bristol, BS7 8RQ

RICHARD
HARDING

A well-proportioned 3 bedroom mid-terrace home with low maintenance south-easterly facing garden, off-street parking, storage garage and is offered to the market with no onward chain.

Key Features

- The property is set within a convenient location with a variety of useful shops on Kellaway Avenue whilst the amenities on Gloucester Road and Henleaze High Street are within easy reach. Both Tesco and Waitrose supermarkets are within a few minutes away by car.
- **Ground Floor:** entrance hallway, cloakroom/wc, sitting room, kitchen/dining room and garden room/lean-to.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3 and family shower room/wc.
- **Outside:** front driveway, rear garden and storage garage.
- Gas central heating and double glazed windows throughout.
- A wonderful and welcoming family house which has undergone many improvements by the current owner.

GROUND FLOOR

APPROACH: from the pavement proceed across the block paved driveway where the front entrance door can be found in front of you.

ENTRANCE HALLWAY: via composite front door with obscured double glazed high windows, ceiling light point, moulded skirting boards, radiator, exposed wooden flooring. Stairs ascend to first floor landing. Understairs storage cupboard. Large utility cupboard with plumbing for washing machine and storage shelf above. Doors radiate to sitting room, kitchen/dining room, cloakroom/wc.

CLOAKROOM/WC: white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, inset ceiling downlighter, extractor fan, moulded skirting boards and exposed wooden floorboards.

SITTING ROOM: (13'7" x 13'4") (4.13m x 4.06m) a light filled room with large double glazed windows to front elevation, central ceiling light point, tiled fireplace with wooden mantle piece. Picture rail, radiator, moulded skirting boards, exposed wooden floorboards.

KITCHEN/DINING ROOM: (21'1" x 10'9") (6.43m x 3.27m) measured as one but described separately as follows:-

Kitchen: fitted with a matching range of wall base and drawer units with roll edged runner worktop over, integrated electric oven with 4-ring electric hob plus extractor fan over. Plumbing for dishwasher. Inset 1 ½ bowl stainless steel sink with mixer tap over plus drainer unit to left hand side and tiled surrounds.

Dining Area: space for dining room furniture, feature tiled fireplace with wooden mantle, a mixture of inset ceiling downlighter and ceiling light point, radiator, exposed wooden floorboard throughout, moulded skirting boards, double glazed window to rear elevation, door leading to:-

GARDEN ROOM/LEAN-TO: external light plus power sockets, this is where the fridge/freezer has previously been housed. An array of double glazed windows, concrete floor, double glazed door giving access out onto the private rear garden.

FIRST FLOOR

LANDING: stair ascend from entrance hallway leading to the landing with ceiling light point, loft access hatch and skirting boards. Doors radiate to bedroom 1, bedroom 2, bedroom 3 and family shower room/wc.





BEDROOM 1: (13'8" x 10'8") (4.17m x 3.26m) double bedroom with double glazed window to front elevation, central ceiling light point, cast iron feature fireplace, radiator and moulded skirting boards.

BEDROOM 2: (13'2" x 10'11") (4.02m x 3.32m) double bedroom with double glazed window overlooking the rear elevation, built-in cabinetry to right hand side of chimney breast, cast iron feature fireplace, radiator, moulded skirting boards.

BEDROOM 3: (10'11" x 7'7") (3.32m x 2.30m) double glazed window to rear elevation, central ceiling light point, radiator, moulded skirting boards.

SHOWER ROOM/WC: a white suite comprising of low level wc, pedestal wash hand basin, shower enclosure with system fed shower over, sliding glass door, inset ceiling downlighters, extractor fan, obscured double glazed window to front elevation, chrome wall mounted towel radiator, Valiant wall mounted combi-boiler, tiled walls, tile effect vinyl flooring.

OUTSIDE

FRONT DRIVEWAY: laid to block paving providing parking. Wooden fencing dividing neighbouring properties.

REAR GARDEN: (35ft narrowing to 25ft x 21'9" approx.) (10.66m x 7.61m) mainly laid to artificial grass with an area of low maintenance chippings, outside tap, pathway leads from the garden lean-to down to the rear access gate. A variety of mature bushes, shrubs and flowers to the borders, enclosed by wooden fence panelling.

STORAGE GARAGE: (12'10" x 10'6") (3.91m x 3.20m) pedestrian access door, power sockets, window to side elevation, pitched roof with ceiling light.

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: 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.



52 Maple Road Bristol, BS7 8RQ

Approximate Floor Area = 99.2 sq m / 1068 sq ft

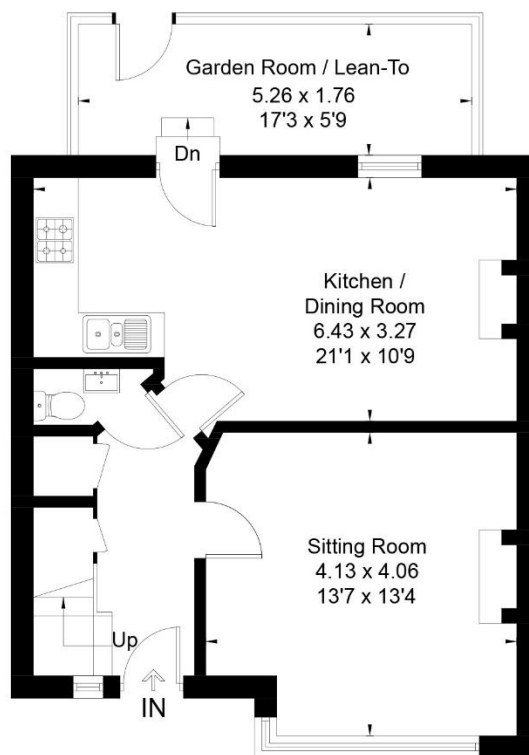
Garage = 12.5 sq m / 134 sq ft

Total = 111.7 sq m / 1202 sq ft

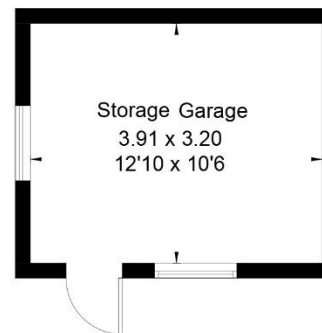


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

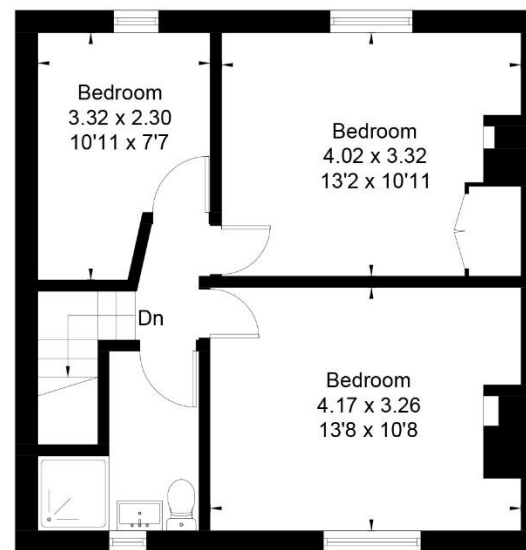
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113826



The Property Ombudsman



RICS

122-124 Whiteladies Road Clifton Bristol BS8 2RP
01179 466690 | sales@richardharding.co.uk