



57 High Kingsdown, Kingsdown  
Guide Price £555,000

RICHARD  
HARDING







# 57 High Kingsdown,

Kingsdown, Bristol, BS2 8EW

RICHARD  
HARDING

A practical well arranged three bedroom detached property situated in the heart of Kingsdown, enjoying a sunny level south-easterly facing rear garden and a garage.

## Key Features

- Inspired by Scandinavian architecture, this well located 1970s two storey home offers balanced and well configured accommodation with plenty of natural light.
- Incredibly convenient location, close to local shops and eateries of St Michael's Hill and Cotham Hill. Whiteladies Road with it's 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, through lounge/dining room with separate kitchen, ground floor cloakroom/wc.
- **First Floor:** landing, all bedrooms and a family bathroom.
- **Outside:** level south-easterly facing garden and a single garage in a nearby block.
- An incredibly centrally located house with a light and airy interior and exciting scope for some further updating.







## GROUND FLOOR

**APPROACH:** front door leads into the entrance hallway.

**ENTRANCE HALLWAY:** (9'2" x 5'10" inclusive of larger storage cupboard) (2.79m x 1.78m) coat hooks, parquet block flooring, radiator, louvre doors accessing a storage/larder cupboard with appliance space for fridge/freezer, further doors lead through into the living room, the cloakroom/wc and a storage cupboard, which houses the Worcester gas central heating boiler.

**LOUNGE/DINING ROOM:** (22'0" x 15'6") (6.71m x 4.72m) large sociable living space with plenty of natural light provided by the floor to ceiling double glazed windows and doors to rear elevation accessing the garden. Parquet block flooring and open staircase rising to first floor landing with understairs recess, feature fireplace, two radiators. Door leading through to: -

**KITCHEN:** (9'3" x 6'6") (2.81m x 1.97m) a range of base and eye level cupboards and drawers with roll edged wood effect worktop over and inset sink and drainer, integrated double oven, large double glazed windows to rear elevation, overlooking the rear garden, inset halogen hob with extraction over, plumbing and appliance space for washing machine and dishwasher and part tiled walls.

**CLOAKROOM/WC:** low level wc, wash hand basin set into counter with storage cabinet beneath, small window to side elevation and part tiled walls.

## FIRST FLOOR

**LANDING:** a galleried landing with loft hatch and doors off to all three bedrooms and the family bathroom.

**BEDROOM 1:** (15'6" x 10'0") (4.72m x 3.04m) a good sized double bedroom with double glazed windows to rear elevation, overlooking the rear garden. Radiator & built in wardrobes.

**BEDROOM 2:** (9'10" x 8'10") (2.99m x 2.68m) double bedroom with double glazed window to rear elevation, overlooking the rear garden, built in desk and wardrobe, radiator.

**BEDROOM 3:** (11'0" x 8'10") (3.34m x 2.68m) double glazed windows to rear elevation, overlooking the rear garden, radiator.

**BATHROOM/WC:** (6'7" x 6'2") (2.01m x 1.88m) white suite comprising panelled bath with mixer taps and system fed shower over, low level wc, wash basin set into a counter, extractor fan, heated towel rail and small window to front elevation.

## OUTSIDE

**REAR GARDEN:** a south-easterly facing level walled garden attracting much of the day's sunshine with handy side garden gate, paved seating area and flower borders.

**SINGLE GARAGE:** the property owns a single garage located nearby off Alfred Place. The house is also within the local parking permit scheme area and 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		
69-80	C		
55-68	D	59 D	78 C
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.









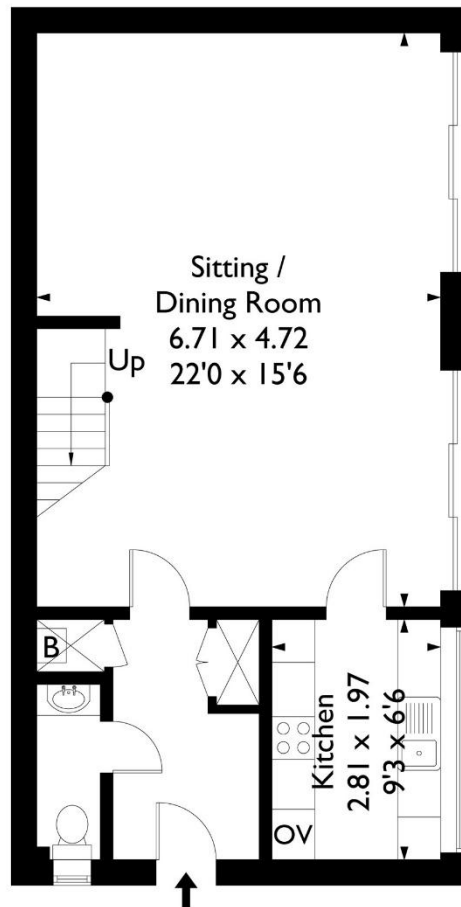


# High Kingsdown, Kingsdown, Bristol, BS2 8EW

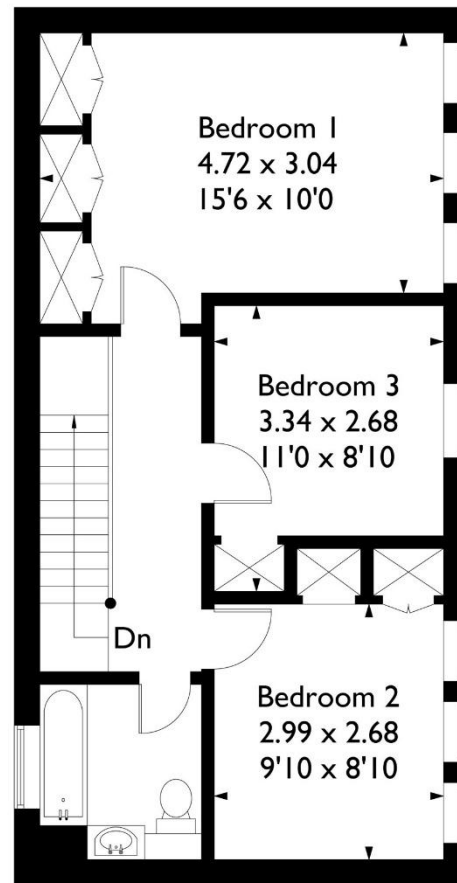
Approximate Gross Internal Area = 91.28 sq m / 982.52 sq ft

Approximate Internal Garage Area = 12.48 sq m / 134.33 sq ft

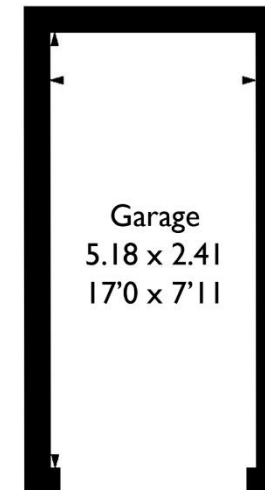
Total Approximate Gross Internal Area = 103.76 sq m / 1116.85 sq ft



Ground Floor



First Floor



Garage

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.