
30 Eastfield Road, Westbury-On-Trym
Guide Price £535,000
RICHARD
HARDING


30

30 Eastfield Road,

Westbury on Trym, Bristol, BS9 4AD

RICHARD HARDING

A charming and versatile 4 bedroom, 2 bath/shower room, three storey Victorian period family home of circa 1,350 sq. ft. with elevated views from the rear plus westerly facing town garden with pedestrian access gate.

Key Features

- **Highly convenient location within a level walk of the independent shops and cafes of Henleaze Road whilst also being close to Westbury-on-Trym village.**
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, dining room, kitchen/breakfast room.
- **Lower Ground Floor:** lower landing, bedroom 2 with en-suite shower room, study with doors out to rear garden.
- **First Floor:** landing, bedroom 1, bedroom 3, bedroom 4 and family bathroom/wc.
- **Outside:** small front courtyard and westerly facing rear garden with pedestrian gated access.
- **A most deceptively spacious period house offered to the market with no onward chain.**









GROUND FLOOR

APPROACH: from the pavement of Eastfield Road a paved pathway gives access to the main front entrance door, small courtyard to the front of the property.

ENTRANCE VESTIBULE: ceiling light point and coving. Door leading to:-

ENTRANCE HALLWAY: two ceiling light points, coving, tall moulded skirting boards, stairs ascend to first floor landing, radiator, exposed wooden floorboards, doors leading to sitting room and dining room. Steps leading down to lower landing area and door leading to kitchen/breakfast room.

OPEN PLAN SITTING/DINING ROOM: described separately as follows:

Sitting Room: (**15'4" x 11'6"**) (**4.67m x 3.50m**) a charming bay fronted siting room with three double glazed windows overlooking the front elevation with fitted window seat, period gas cast iron fireplace with wooden surround, built-in shelving to either side of chimney breast and to one side storage cupboards beneath, ceiling light point, coving, tall moulded skirting boards, radiator, tv point, exposed wooden flooring. Large square opening leading to:

Dining Room: (**11'10" x 8'9"**) (**3.61m x 2.67m**) double glazed window and views to rear elevation, ceiling light point, coving, exposed wooden floorboards, tall moulded skirting boards, understairs storage cupboard with radiator.

KITCHEN/BREAKFAST ROOM: (**10'6" x 10'2"**) (**3.20m x 3.09m**) a Shaker style kitchen comprising of wall, base and drawer units with worktop over, integrated double oven with 5 ring gas hob and extractor fan over, Belfast sink with mixer tap above, integrated fridge and freezer, integrated dishwasher, breakfast bar area, wall mounted boiler concealed in kitchen cupboard, tiled surrounds, inset ceiling downlighters, views from double glazed windows to side and rear elevations, wood effect flooring, radiator.

FIRST FLOOR

LANDING: ceiling light point, coving, loft hatch, dado rail. Doors radiate to bedroom 1, bedroom 3, bedroom 4 and bathroom/wc.

BEDROOM 1: (**14'11" x 12'11"**) (**4.55m x 3.93m**) a generous double bedroom with two double glazed windows overlooking the front elevation with shutters, built-in wardrobes to either side of chimney breast with hanging rail and shelving above, ceiling light point, picture rail, radiator, exposed wooden floorboards, tall moulded skirting boards.

BEDROOM 3: (**12'4" x 8'8"**) (**3.75m x 2.64m**) a double bedroom with double glazed window overlooking the rear elevation, built-in storage cupboard, radiator, ceiling light point, tall moulded skirting boards.

BEDROOM 4: (**10'2" x 7'10"**) (**3.11m x 2.40m**) double glazed window overlooking the rear elevation with fantastic views, ceiling light point, radiator, tall moulded skirting boards.

BATHROOM/WC: a white bathroom suite comprising low level wc, pedestal wash hand basin, panelled bath, separate corner shower enclosure with system fed shower over, fully tiled walls, inset ceiling downlighters, extractor fan, wall mounted chrome towel rail, tiled flooring.

LOWER GROUND FLOOR

LOWER LANDING AREA: window to side elevation and stairs descending to bedroom 2 and study.

BEDROOM 2: (**11'6" x 11'2"**) (**3.50m x 3.40m**) a double bedroom with double glazed window to the rear elevation, inset ceiling downlighters, built-in wardrobe to chimney breast, wall light points, radiator, tall moulded skirting boards. Door leading to:

En-Suite Shower Room/WC: a white suite comprising low level wc, pedestal wash hand basin, shower cubicle with electric shower over, tiled surrounds, ceiling downlighters, extractor fan, wall mounted chrome towel radiator, moulded skirting boards, vinyl flooring.

STUDY (**11'2" x 9'1"**) (**3.40m x 2.77m**) double glazed window and door leading out onto rear garden, inset ceiling downlighters, vertical wall mounted radiator, wood effect laminate flooring, tall moulded skirting boards. Useful utility cupboard with ceiling light point, plumbing for washing machine and space for tumble dryer above.







OUTSIDE

FRONT GARDEN: there is a small block paved courtyard enclosed by brick, wall and fenced boundaries and wrought iron gate.

REAR GARDEN: (approx. **24'0" x 14'6"**) (**7.34m x 4.42m**) a lovely private westerly facing rear garden mainly laid to flagstone paving with raised area which is laid to lazy lawn, railway sleepers to the borders housing a variety of mature trees, shrubs and plants. There is a useful rear access gate and storage space to the side of the property, outside tap. The garden is fully enclosed by a mixture of brick and breezeblock walls with vertical slatted fencing above giving a good degree of privacy.

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.

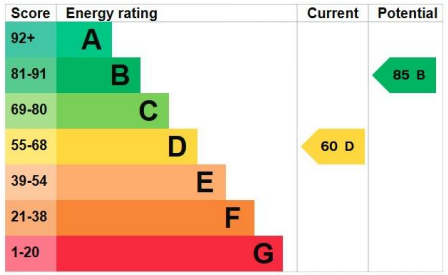
TENURE: it is understood that the property is Leasehold for 999 years from 24 June 1893. This information should be checked with your legal adviser.

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.



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





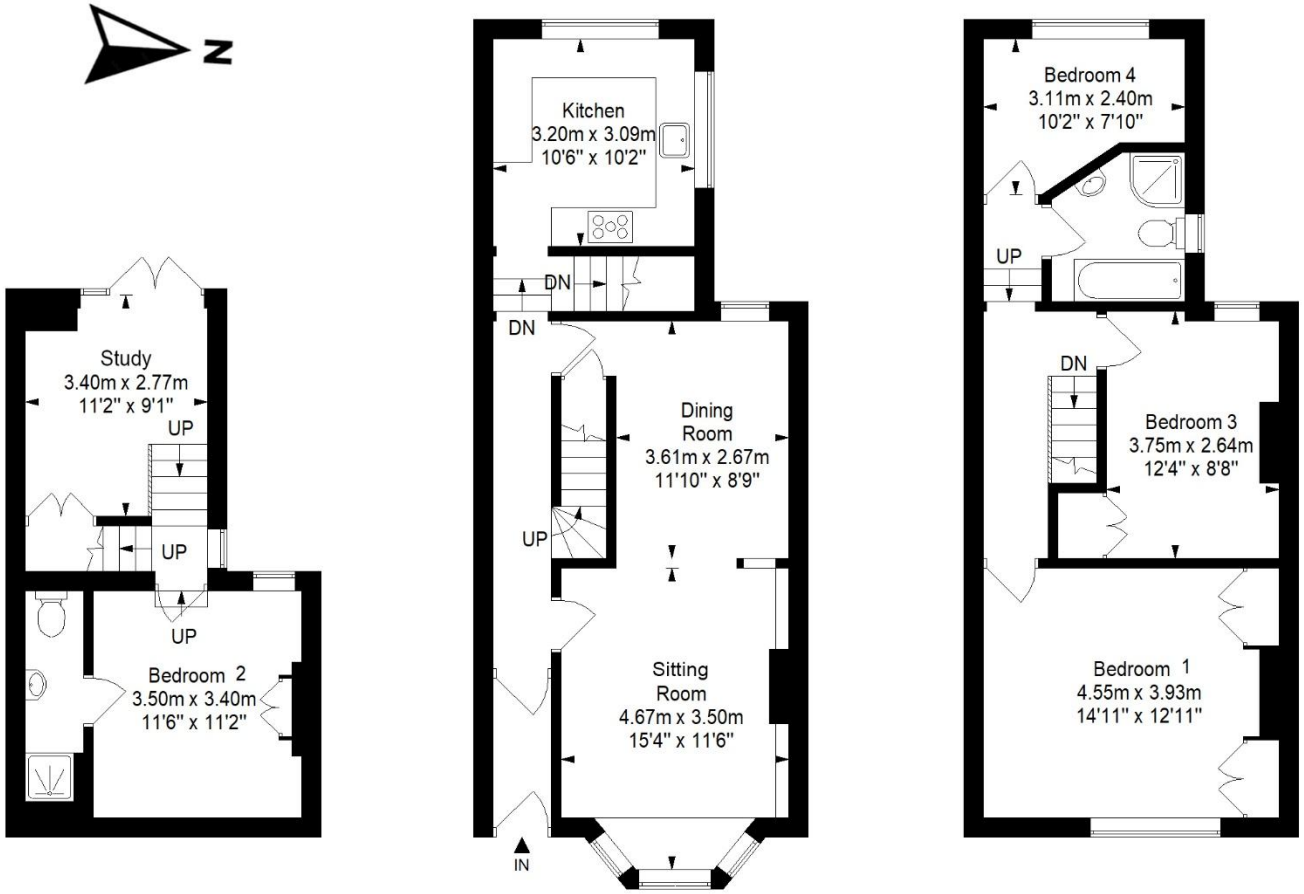






Eastfield Road, Westbury-on-Trym, Bristol, BS9 4AD

Approximate Gross Internal Area = 125.4 sq m/ 1349.8 sq ft



Lower Ground Floor **Ground Floor** **First Floor**

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

The Property Ombudsman RICS®

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