



21 Highfield Grove, Bishopston
Guide Price £575,000

RICHARD
HARDING

21 Highfield Grove

Bishopston, Bristol, BS7 8QH

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A well-presented 1930's home, located on a popular cul-de-sac on the Horfield/Bishopston borders - being offered with no chain. Including off street parking, rear access with a single garage and a fresh neutral interior, means this property is sure to be popular with growing families as well as re-sizers looking to live in a peaceful environment whilst being immediately accessible to Gloucester Road and the open green space of Horfield Common.

Key Features

- 928 sq. ft / 86.2 sq. m of bright and airy living space, with further potential to extend upwards and outwards, being offered with no chain
- A quiet cul-de-sac position, whilst being within striking distance of Gloucester Road and Horfield Common
- Large and level rear garden of a westerly aspect with rear access and a single garage

GROUND FLOOR

APPROACH: from the pavement a resin drive provides two off-street parking spaces and access to the upvc front door. Door opens to:-

ENTRANCE VESTIBULE: ornate timber frame and glazed on either side. Open doorway leads through to:-

ENTRANCE HALLWAY: laminate floor and a cupboard housing the electric and gas meters. Stairs rise to first floor landing. Bi-folding door opens to kitchen. Timber door opens to:-

SITTING ROOM: (27'3" x 12'0") (8.30m x 3.66m) measured together, but described separately as follows:-

Front Reception Area: laminate floor, picture rail, box bay window to front elevation with upvc double glazing, feature electric fireplace. Wide wall opening to:-

Rear Reception Area: laminate flooring, picture rail. Set of upvc patio doors to rear leading to the garden.

KITCHEN: (11'11" x 7'3") (3.62m x 2.21m) accessible from both the hallway and rear reception area. Understairs storage. Linoleum herringbone effect floor. A combination of floor and eye level units with laminate worksurface, integrated electric hob, stainless steel double sink with drainer and a chrome mixer tap over. Double glazed upvc window to rear elevation. Access through to:-

UTILITY SPACE: space for washing machine and storage above. Double glazed upvc door opening to the rear garden patio.

FIRST FLOOR

LANDING: carpeted flooring. Doors radiate off to all bedrooms and the bathroom/wc.

BEDROOM 1: (12'8" x 10'5") (3.86m x 3.18m) three upvc double glazed windows to front elevation and a carpeted floor.

BEDROOM 2: (12'0" x 11'11") (3.66m x 3.62m) large upvc double glazed window to rear elevation, carpeted floor. Built-in cupboard to left of the chimney breast which houses the Vaillant combination boiler.

BEDROOM 3: (9'5" x 7'4") (2.88m x 2.33m) upvc double glazed window to front elevation, carpeted floor. Hatch accessing loft storage area.

BATHROOM/WC: ceramic tiled floor. Walls tiled to waist height except surrounding the white P-shaped bath, where they are fully tiled. Bath has an electric shower over. White wc and a pedestal sink with a chrome effect mixer tap over. Double glazed upvc window to rear elevation and a gas heated towel rail.





OUTSIDE

FRONT GARDEN AND PARKING: resin drive provides off-road parking for two vehicles.

REAR GARDEN: patio extends from the rear of the property leading to a long lawned garden with path running the length of the garden to a garage at the back, which is accessed by vehicles from the rear. Wooden fenced borders. Mature Eucalyptus tree in the middle.

GARAGE: accessed via lane from Longmead Avenue.

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:

- 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.

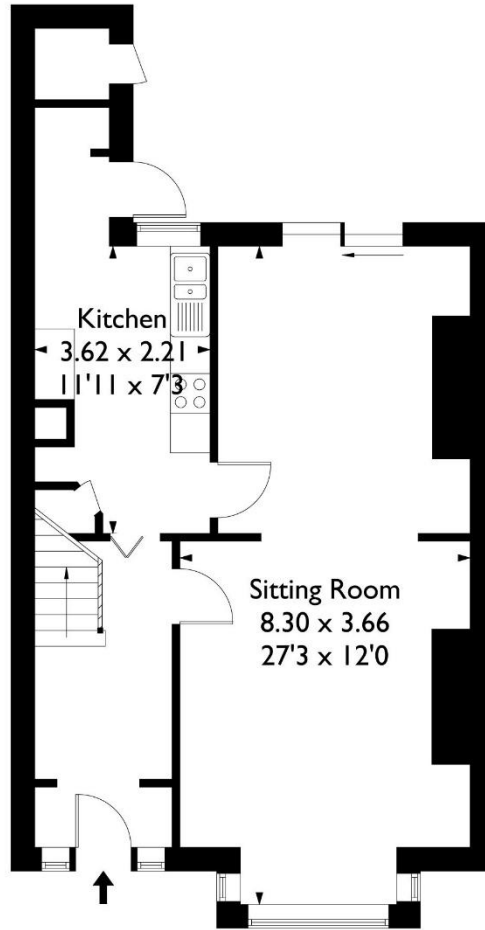
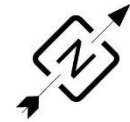


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

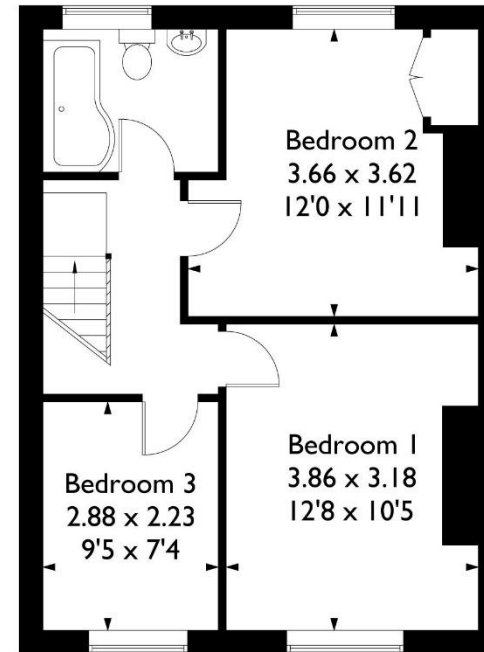
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Highfield Grove, Bishopston, Bristol BS7 8QH

Approximate Gross Internal Area 86.20 sq m / 928.30 sq ft



Ground Floor



First Floor

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.