



Garden Flat, 79 Springfield Road
Guide Price £325,000

RICHARD
HARDING

Garden Flat, 79 Springfield Road

Cotham, Bristol, BS6 5SW

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A well-presented 2 bedroom garden flat set within an attractive semi-detached Victorian period Bath stone building. Situated towards the end of a quiet no-through road in Cotham, it enjoys a private entrance and plenty of privacy.

Key Features

- Set in a quiet no-through road, this location is very convenient and popular. Peaceful, yet just 250m walk from Cheltenham Road (Gloucester Road), with a vast number of cafes, restaurants and bars nearby. There is also close proximity to Cabot Circus, BRI/St Michael's Hospital and Bristol University.
- An attractive Bath stone fronted mid-Victorian property, 1 of 4 flats in the building.
- A unique location with very little vehicular passing traffic, despite its proximity to the edge of Kingsdown, Stokes Croft and the city centre, which is all just a short walk away.
- **Accommodation:** private entrance, hallway with built in bookcase, spacious sitting room, kitchen, bedroom 1, bedroom 2 with vaulted storage area, modern bathroom and separate wc.
- Situated within the Kingsdown residents' parking scheme.
- Private enclosed front courtyard and private rear garden.

ACCOMMODATION

APPROACH: steps down from the street level to the private entrance via a partially glazed wood effect upvc double glazed front door leading to:-

CENTRAL HALLWAY: a spacious central hallway with built in bookcases and overhead storage.

SITTING/DINING ROOM: (17'0" x 13'5") (5.17m x 4.08m) large rear facing living room with a period style, coal effect gas fireplace (currently disconnected), radiator and upvc double glazed French doors providing direct access to the rear garden.

KITCHEN: (7'11" x 7'3") (2.40m x 2.21m) modern separate kitchen with a range of base and eye level units and integrated appliances including a Zanussi dishwasher, fridge/freezer, induction hob and oven. Stainless steel sink, splashbacks, radiator and built in breakfast bar.

WC: a period style separate wc with wash hand basin, upvc double glazed window, vinyl flooring, radiator and wall mounted Vaillant gas combination boiler.

BEDROOM 1: (12'5" x 10'10") (3.78m x 3.30m) spacious double bedroom with built in wardrobes and overhead storage, radiator and large period style upvc double glazed sash window overlooking the private front courtyard.





BEDROOM 2: (12'5" x 12'3") (3.77m x 3.72m) front facing double bedroom with a large vaulted storage area and upvc double glazed French doors providing direct access to the private front courtyard.

BATHROOM/WC: a stylish tiled bathroom with panelled bath and rain head shower, wash hand basin, tiled flooring, heated towel rail, extractor fan and upvc double glazed window with obscured glass.

OUTSIDE

PRIVATE ENCLOSED REAR GARDEN: (accessible via the living room) elevated decking area with floor lighting and steps leading down to an enclosed lawned garden. Includes a large storage shed with power and ethernet connection.

PRIVATE ENCLOSED FRONT COURTYARD: (accessible via Bedroom 2) low maintenance courtyard which enjoys afternoon sunshine.

PARKING: situated within the Kingsdown residents' parking scheme.

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 building benefits from a share of freehold and therefore no ground rent is payable. The property has a lease for the remainder of a 999 year from 1987. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £100. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

PLEASE NOTE:

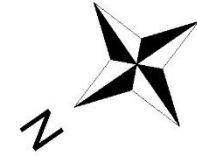
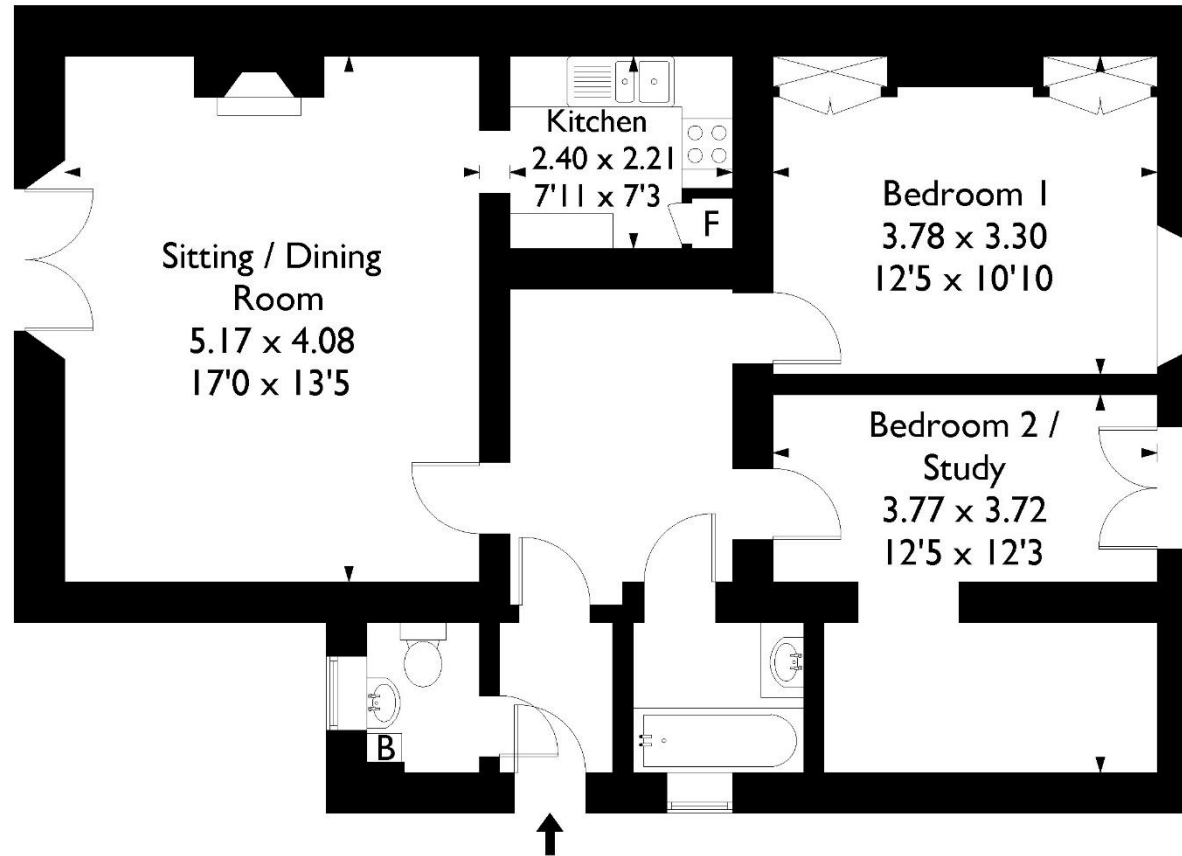
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		
69-80	C		
55-68	D	60 D	72 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.

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Approximate Gross Internal Area = 70.20 sq m / 755.62 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.