
4a Stadium Road, Henleaze
Guide Price £475,000
RICHARD
HARDING



4a Stadium Road,

Henleaze, Bristol, BS6 7YE

RICHARD HARDING

A modern (built in 2014), two storey, 3 bedroom semi-detached family home, having off-street parking for two cars and south-westerly facing level rear garden, conveniently located on a quiet road close to Horfield Common and Gloucester Road.





Key Features

- **The property benefits from upvc double glazed windows and doors throughout, gas central heating system and solar panels.**
- **To be sold with no onward chain making a prompt move possible.**
- **The property sits in a great position on the border of two hugely popular areas, Henleaze and Bishopston, just to the south of Horfield. Residents of this area can choose between Henleaze Road and Gloucester Road, whilst also benefitting from several great family pubs nearby such as the Gloucester Old Spot, the Wellington and the Inn on the Green. Henleaze Road has a Chandos Deli, Hen and Boar butchers, Lloyds greengrocers and even a great value local cinema not far away called the Orpheus. With Tesco and Waitrose nearby as well as a Co-op and Tesco Metro. This famous part of Bristol is quiet, yet very accessible for the city centre with a bus stop located within a short walk of the house and is 5 minutes' drive to Southmead Hospital and Horfield Leisure Centre. Horfield Common offers excellent recreational space together with the Cafe on the Common which is a community centred social enterprise with recent addition of a sauna. The area also offers easy access out of the city, onto the motorways or to the major employers across North Bristol. Buses run frequently from this area travelling across the city including a direct bus to Temple Meads train station, or into the Filton area.**
- **Ground Floor:** L shaped reception hall, kitchen/breakfast room with wide wall opening through to sitting room.
- **First Floor:** landing, 2 double bedrooms, single bedroom with mezzanine bed (3 in total), family bathroom/wc.
- **Outside:** off-street parking for two cars side by side, south-westerly facing rear garden with useful garden shed.





GROUND FLOOR

APPROACH: part upvc double glazed door opening to:-

L-SHAPED RECEPTION HALL: a most welcoming introduction having engineered oak flooring, moulded skirtings, radiator, ceiling light point, internal leaded light window through to the sitting area. Open walkway through to the kitchen/breakfast room. Panelled door with moulded architraves and stainless steel door furniture, opening to:-

SEPARATE WC: a continuation of the engineered oak flooring, low level dual flush wc, wall mounted wash hand basin with hot and cold water taps, obscure double glazed window to the front elevation, extractor fan, ceiling light point.

KITCHEN/BREAKFAST ROOM: (**19'6" x 7'9"**) (**5.95m x 2.37m**) comprehensively fitted with an array of base and eye level units combining cabinets and drawers. Roll edged granite worktop surfaces with splashback tiling, ceramic double sink with swan neck mixer tap over. Integral electric oven with 4 ring electric hob and extractor hood over having integral lighting. Microwave, fridge/freezer, slimline dishwasher and washing machine all included. Wide double glazed window to the front elevation overlooking the driveway, engineered oak flooring, two ceiling light points, moulded skirtings. Built-in breakfast bar with matching roll edged granite worktop surface. Concealed Gloworm gas fired combination boiler. Wide wall opening through to:-

SITTING ROOM: (**19'6" x 11'5"**) (**5.95m x 3.47m**) double glazed double doors overlooking and opening externally to the rear garden, additional double glazed window also overlooking the rear garden, engineered oak flooring, moulded skirtings, radiator, two ceiling light points. Turning staircase ascending to the first floor with handrail and spindles. Cupboard housing electric meter and control panel for the solar panels.

FIRST FLOOR

LANDING: moulded skirtings, ceiling light point, loft access. Panelled doors with stainless steel furniture and moulded architraves, opening to:-

BEDROOM 1: (rear) (**11'5" x 10'6"**) (**3.48m x 3.21m**) wide double glazed window overlooking the rear garden with radiator below, moulded skirtings, ceiling light point.

BEDROOM 2: (front) (**11'10" x 7'11"**) (**3.60m x 2.40m**) wide double glazed window to the front elevation with radiator below, moulded skirtings, ceiling light point.

BEDROOM 3: (rear) (**9'7" x 5'7"**) (**2.93m x 1.71m**) double glazed window overlooking the rear garden with radiator below, moulded skirtings, fitted shelving, ceiling light point, mezzanine bed.

FAMILY BATHROOM/WC: (**7'5" x 5'9"**) (**2.26m x 1.75m**) panelled bath with mixer tap, shower screen, wall mounted shower unit and handheld shower attachment. Washstand with slate worktop and circular wash hand basin plus wall mounted mixer tap. Low level dual flush wc with concealed cistern. Wood effect flooring, obscure double glazed window to the front elevation, heated towel rail/radiator, moulded skirtings, ceiling light point, mirrored cupboard with integral lighting, shaver point, extractor fan.

OUTSIDE

OFF STREET PARKING: there is stone chipped off-street parking for two cars side by side.

REAR GARDEN: (**28ft x 24ft**) (**8.53m x 7.32m**) immediately to the rear of the house there is a paved sitting out area with ample space for garden furniture, potted plants and barbecuing etc., the remainder of the garden is level and laid to lawn with shrub border to one side, central pathway leads to a useful garden shed, side access to the off-street parking.







IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

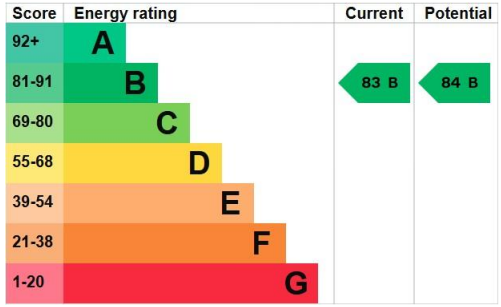
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: B

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.





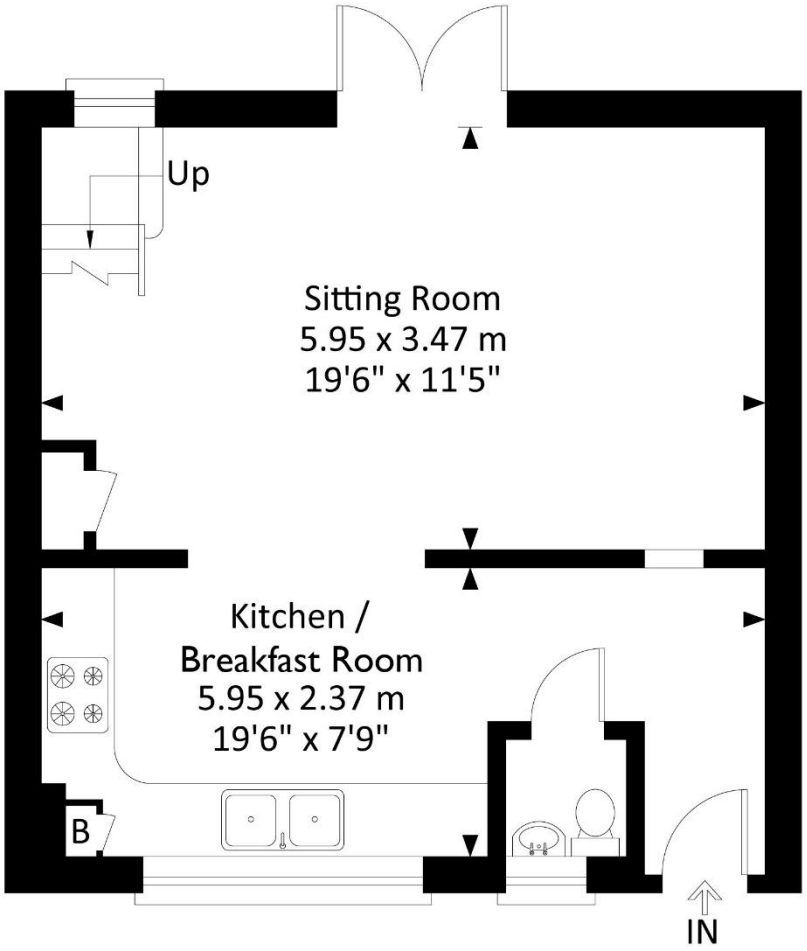




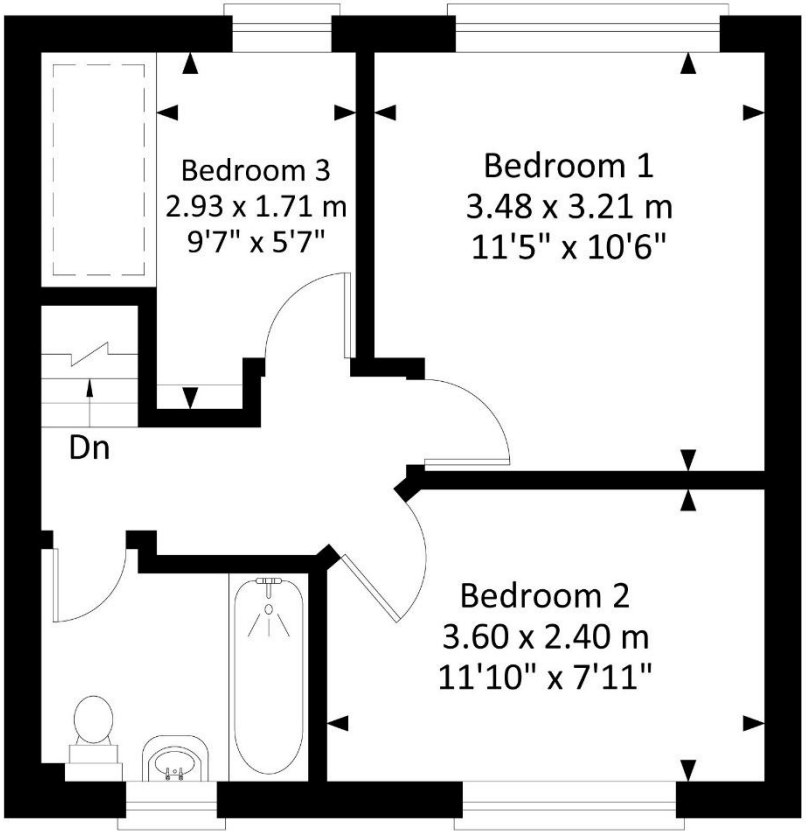


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Approximate Gross Internal Area = 767.25 sq ft / 71.28 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

The Property Ombudsman RICS

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