
2 Shipley Road, Westbury on Trym
Guide Price Range £800,000 - £825,000
RICHARD
HARDING



2 Shipley Road,

Westbury on Trym, Bristol, BS9 3HS

RICHARD HARDING

A welcoming, much loved 4 bedroom (1 with en-suite) extended 1930s semi-detached family home with off road parking, a single garage and a (50ft x 30ft) garden.





Key Features

- **Located on a popular side road in the heart of Westbury-on-Trym Village, handy for the local shops and cafes, including Fed and the Grupo Lounge, as well as bus connections to central areas, whilst also being just 200 metres from Westbury-on-Trym C of E Primary School and 650 metres from Bristol Free School (secondary).**

- **Ground Floor:** entrance porch flows through into an entrance hallway, bay fronted sitting room, reception 2/family room with wide wall opening into the kitchen/dining extension, with direct access onto the rear garden. Separate utility room and ground floor cloakroom/wc.

- **First Floor:** landing, bedroom 2, bedroom 3, bedroom 4 and the family bathroom.

- **Second Floor:** superb loft converted double bedroom (2017) with en-suite shower room and Juliet balcony, plus additional loft storage space.

- **Enjoyed by the current owners for over 20 years, this well-arranged family home is now being sold due to relocation.**





GROUND FLOOR

APPROACH: via a tarmac driveway providing off-road parking for one family sized car. The driveway leads beside a lawned front garden, where there are a few steps leading up to the entrance porch.

ENTRANCE PORCH: part glazed original front door leading through into the:-

ENTRANCE HALLWAY: high ceilings, staircase rising to the first floor landing, low level meter cupboard and a radiator. Doors off to the sitting room, reception 2/family room, kitchen/dining room, utility room and cloakroom/WC. A further door accesses a useful understairs cloaks storage cupboard.

SITTING ROOM: (**16'10" x 12'4"**) (**5.14m x 3.75m**) a good sized bay fronted bright sitting room with a box bay to the front elevation comprising double glazed windows. Feature period style fireplace with wood surround and mantel. Radiator.

RECEPTION 2/FAMILY ROOM: (**12'4" x 11'8"**) (**3.75m x 3.55m**) a sociable second reception room with wide wall opening connecting through to the kitchen/dining space. Flooded with natural light provided by the three large Velux skylight windows over the kitchen extension. Inset spotlights, feature fireplace and engineered oak flooring.

KITCHEN/DINING ROOM: (**22'6" x 10'6"**) (**6.87m x 3.19m**) a good sized family kitchen with a range of base and eye-level gloss white kitchen units, inset 1½ bowl sink and drainer unit, gas hob with extractor fan over, eye level double ovens, plumbing and appliance space for a dishwasher, further appliance space for a fridge freezer, ample space for a dining table and chairs, plenty of natural light provided by the stand up windows, double glazed windows to the rear, and sliding patio doors to the rear accessing the rear garden. There is also inset spotlights and a radiator.

UTILITY ROOM: a good practical utility space with a range of base and eye level cupboards with worktop over, inset sink and drainer unit, double glazed door to side, and recessed airing cupboard housing the gas central heating combi boiler.

CLOAKROOM/WC: low level wc with concealed cistern, small wash basin with glass tiled splashback and under sink unit, extractor fan and inset spotlights.

FIRST FLOOR

LANDING: staircase continuing up to the second floor landing. Doors off to bedrooms 2, 3 & 4 and the family bathroom.

BEDROOM 2: (**17'0" x 10'8"**) (**5.17m x 3.24m**) double bedroom with double glazed windows to the rear, overlooking the rear garden. High ceiling with a picture rail, attractive period fireplace and a radiator.

BEDROOM 3: (**12'5" x 11'9"**) (**3.79m x 3.58m**) good sized double bedroom with a box bay to front comprising double glazed windows. There are high ceilings and a radiator.

BEDROOM 4: (**8'1" x 7'8"**) (**2.47m x 2.34m**) high ceilings with a picture rail, double glazed windows to the front elevation and a radiator.

FAMILY BATHROOM: white suite comprising a panelled bath with system fed shower over, low level wc, wall mounted wash basin with storage drawer beneath and glass tiled splashback, inset spotlights, de-humidifier extractor fan, double glazed window to the rear and heated towel rail.

SECOND FLOOR

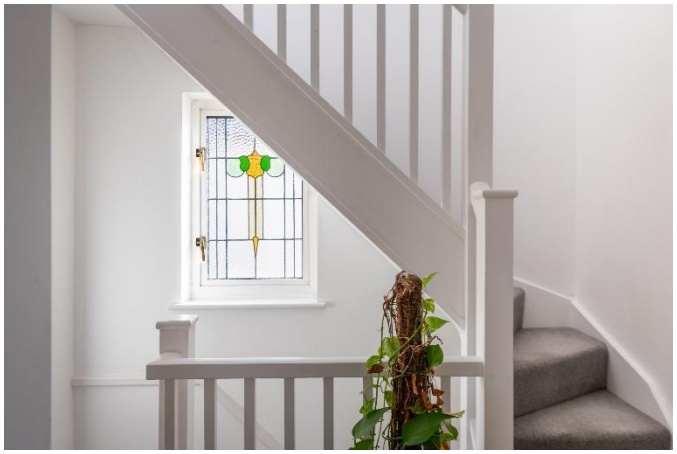
LANDING: double glazed window to the side providing plenty of natural light through the landing and stairwell with pleasant views over rooftops of Westbury-on-Trym. Door leading into:-

BEDROOM 1: (**19'9" x 14'11"**) (**6.03m x 4.55m**) a fabulous loft converted double bedroom (converted in 2017) with 2 Velux skylight windows to the front, low level eaves storage cupboard, bi-folding doors with integrated blinds to the rear with a frameless glass Juliet balcony overlooking the rear garden. Inset spotlight and a contemporary radiator. Door accessing:-

En-Suite Shower Room/WC: a smart en-suite room comprising walk-in shower enclosure with system fed shower, low level wc, wall mounted wash basin with storage drawers beneath, inset spotlights and extractor fan.







OUTSIDE

FRONT GARDEN AND OFF-STREET PARKING: there is a lawned front garden with a tarmac driveway beside, providing off road parking for one family sized vehicle, leading up to the single garage.

GARAGE: (**15'4" x 8'6"**) (**4.68m x 2.60m**) up and over door, pedestrian door accessing rear garden.

REAR GARDEN: (**50ft x 30ft**) (**15.23m x 9.14m**) a good sized lawned rear garden with a paved seating area closest to the property, fenced boundaries and garden shed. At the top of the garden there is a raised terrace attracting much of the day's sunshine.

IMPORTANT REMARKS

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

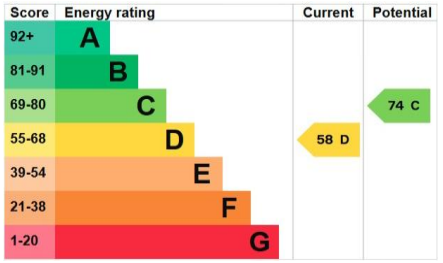
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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.



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





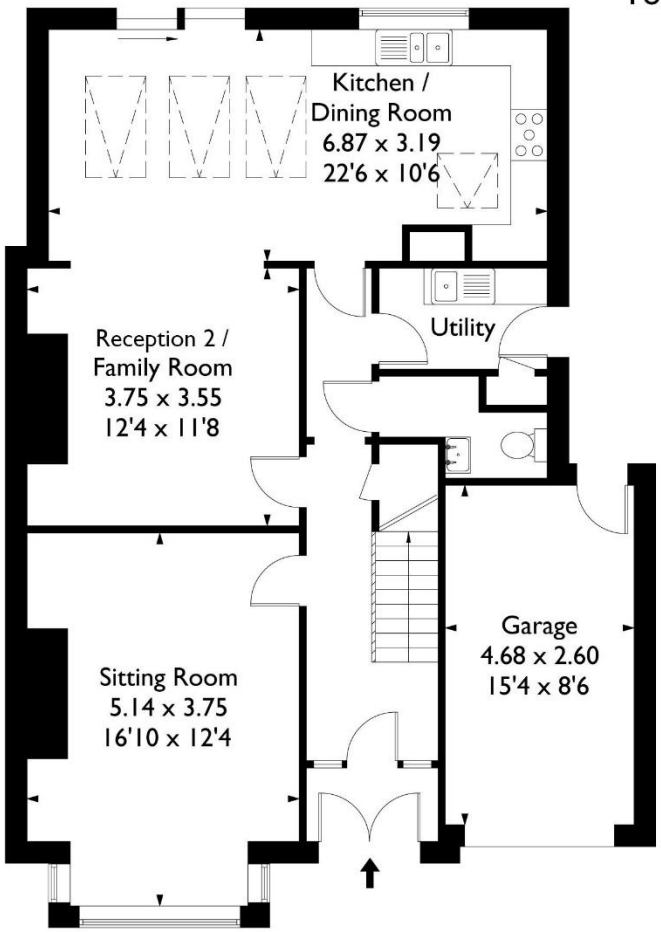

DDJ-FLX4
WOLFGANG
TILLMANS
BAUHAUS



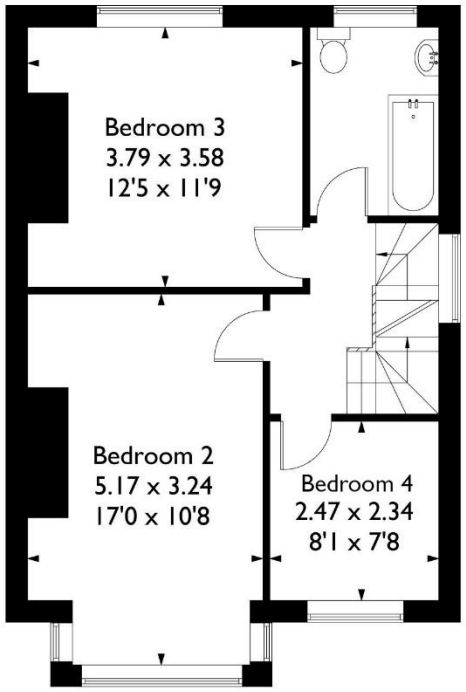


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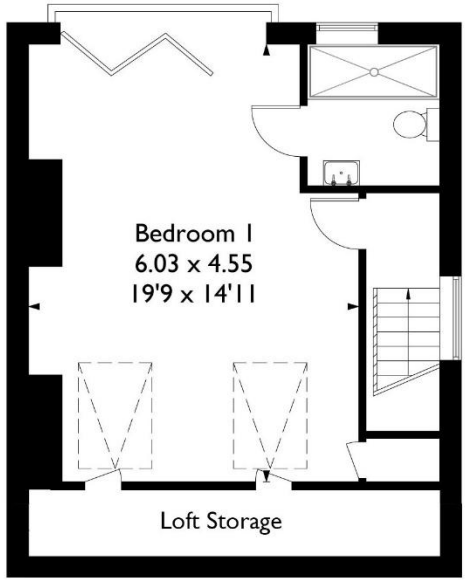
Approximate Gross Internal Area 155.80 sq m / 1676.80 sq ft
Garage Area 12.20 sq m / 131.0 sq ft
Total Area 168.0 sq m / 1807.80 sq ft



Ground Floor



First Floor



Second 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.

The Property Ombudsman RICS

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