



57 Claremont Road, Bishopston

Guide Price £1,250,000 - £1,300,000

RICHARD  
HARDING



# 57 Claremont Road,

Bishopston, Bristol, BS7 8DW

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Occupying an exceptionally large plot and in a highly prized Bishopston location; a well-balanced 5 double bedroom, 2 reception room, Victorian period semi-detached family home of circa 2,250 sq. ft., with 26ft kitchen family entertaining space, located 400 metres from Redland Green School.

## Key Features

- Most sought after neighbourhood within 400 metres of Redland Green Secondary School and handy for St Bonaventures RC and Bishop Road Primary Schools. Easy and convenient access to the city centre, Gloucester Road, Whiteladies Road and the Downs
- Generous room sizes, period features and character, over two main levels (apart from upper mezzanine level bedroom 5), extensive roof space (with conversion potential subject to any necessary consents)
- Full-width kitchen family entertaining space with shaker style kitchen, solid wooden worktops, integrated appliances and powder coated bi-folding doors opening onto patio and in turn the large rear garden.
- **Ground Floor:** entrance porch, reception hall, drawing room, sitting room/large study, kitchen family entertaining space, workshop, utility room, separate wc
- **First Floor:** landings, bedroom 1, bedroom 2 with dressing room and en-suite shower room, bedroom 3, bedroom 4, bedroom 5 (at upper mezzanine level), bathroom/wc, extensive roof space,
- **Outside:** front garden (approx. **38ft** frontage x **16ft** min depth), large rear garden (approx. **57ft** deep x **34ft/41ft** min/max width) with sitting out area.





## GROUND FLOOR

**APPROACH:** via pathway up through the front garden, open Covered Porch Entrance with pretty stained glass, main entrance door, enclosed **Inner Porch** (approx. **7'6" x 5'8"**) (**2.29m x 1.73m**) with tessellated floor, inner door with glazed side panels and overlights into :-

**RECEPTION HALL:** (overall dimensions inclusive of staircase **24'4" x 6'4"**) (**7.42m x 1.93m**) ceiling cornice, picture rail, tessellated floor, dado rail, traditional staircase with handrail and balustrade rising to first floor, cupboard under stairs, shelved cupboard with double doors and electricity meter/fuses, radiator.

**DRAWING ROOM:** (front) (**17'9"** max into bay **x 15'4"**) (**5.40m x 4.67m**) ornate ceiling cornice and centre rose, wide bay with sash windows and pleasant vistas, picture rail. Period fireplace with marble surround/over mantel and iron/tiled insert and wood burner. Floor mounted traditional style radiator.

**SITTING ROOM/LARGE STUDY:** (front) (**13'4" x 10'0"** max into chimney recess) (**4.07m x 3.19m**) ceiling cornice, picture rail, sash window. Period fireplace with marble surround/overmantel and iron/tiled insert and fire basket. Radiator.

**KITCHEN FAMILY ENTERTAINING SPACE:** (**26'3" x 13'4"**) (**7.99m x 4.06m**) a fabulous, large kitchen family entertaining space having shaker style kitchen combining drawers, cabinets and shelving. Solid wooden worktop surfaces with matching upstands and splashback tiling. Undermount double Belfast style sink with mixer tap over. Integral appliances including 5 ring gas hob with canopy extractor hood, eye level electric double oven and dishwasher. Exposed wooden floorboards, ornate moulded corning, ornate ceiling rose with light point, multi-paned sash window overlooking the rear garden, breakfast bar, radiator. Powder coated aluminium double glazed bi-folding doors with overlights overlooking and opening externally to the rear garden.

**WORKSHOP:** (**12'3" x 5'6"**) (**3.73m x 1.68m**) sloping roof with ceiling light point, upvc double glazed window to the rear elevation, panelled door through to the entrance porch, opaque multi-paned wooden door opening externally to the side elevation.

**UTILITY ROOM:** (rear) (**8'10" x 6'4"**) (**2.69m x 1.92m**) plumbing for washing machine, window, door leading outside to rear garden.

**SEPARATE WC:** (rear) (floor level dimensions **6'3" x 4'9"**) (**1.91m x 1.45m**) low level wc suite, high level fixed window.



## FIRST FLOOR

**LANDING:** staircase rises via half landing with door off to lower mezzanine level bedroom 4, dado rail, ceiling cornice, picture rail.

**BEDROOM 1:** (front) (**17'4"** max into bay **x 15'3"**) (**5.29m x 4.64m**) ceiling cornice, wide bay with sash windows and pleasant vistas, hand basin, radiator.

**BEDROOM 2:** (rear) (**13'5" x 9'9"**) (**4.09m x 2.96m**) sash window overlooking the rear garden, moulded skirtings, simple moulded corning, ceiling light point, radiator. Open archway through to:-

**Dressing Room:** (**5'6" x 5'1"**) (**1.68m x 1.55m**) period fireplace with cast iron surround and ornately carved mantelpiece. Panelled door opening to:-

**En-Suite Shower Room/WC:** (**7'6" x 4'11"**) (**2.29m x 1.50m**) corner shower cubicle with sliding glass doors and side panels, low level shower tray, fully tiled surround, wall mounted shower unit and handheld shower attachment. Low level flush wc with concealed cistern. Wash stand with oval wash hand basin and mixer tap. Panelled walls to dado rail. Double glazed sash window to the side elevation, ceiling light point.

**BEDROOM 3:** (front) (**13'4" x 10'7"** max into chimney recess) (**4.07m x 3.22m**) sash window with pleasant vistas, radiator.

**BEDROOM 4:** (rear) (**13'7" x 10'5"**) (**4.15m x 3.18m**) located at lower mezzanine level below the main landing; picture rail, sash window and a radiator.

**BEDROOM 5:** (rear) (**13'2"** max measured into wall below sloping ceiling at approx. **2'10"/0.86m** min height above floor level **x 10'2"** max into chimney recess) (**4.02m x 3.11m**) sash window and radiators. Located at upper mezzanine level above the main landing off a flight of stairs which also gives access to:-

**EXTENSIVE 'L' SHAPED ROOF SPACE:** lots of space, subject to any necessary consents provides potential for storage or conversion into further accommodation, electric light installed.



**BATHROOM/WC:** (side) (6'6" x 6'3") (1.98m x 1.91m) white suite, low level flush wc, tile panelled bath with built-in shower unit and handheld shower attachment, pedestal wash hand basin with mixer tap, tessellated tiled flooring, complimentary shelf, moulded cornicing, double glazed sash window to the side elevation, ceiling light point, heated towel rail/radiator.

## OUTSIDE

**FRONT GARDEN:** (approx. dimensions 38ft frontage x 16ft min depth to front of bay) (11.58m x 4.88m) lawned area, retained rockery and flower borders with a profusion of flowering plants/shrubs/bushes, pathway, retaining wall to frontage.

**REAR GARDEN:** (approx. dimensions inclusive of utility/wc extension 57ft deep x 34ft min/41ft max width) (17.37m x 10.36m/12.50m) sitting out terraces immediately behind the house and alongside the utility extension, outside tap, lawned and grassed areas, variety of shrubs/ bushes/small trees/flowering plants, walled boundaries to rear and one side, walled and fenced boundary on the other side. Further **Side Area** (20ft deep x 16ft min width) (6.10m x 4.88m) with garden shed. A garden of generous size ideal for a family and with scope for landscaping and laying out to suit individual requirements.

## 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 the remainder of a 999 year lease which commenced on 29 September 1888, with a ground rent of £5.15s.6d p.a. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### **PLEASE NOTE:**

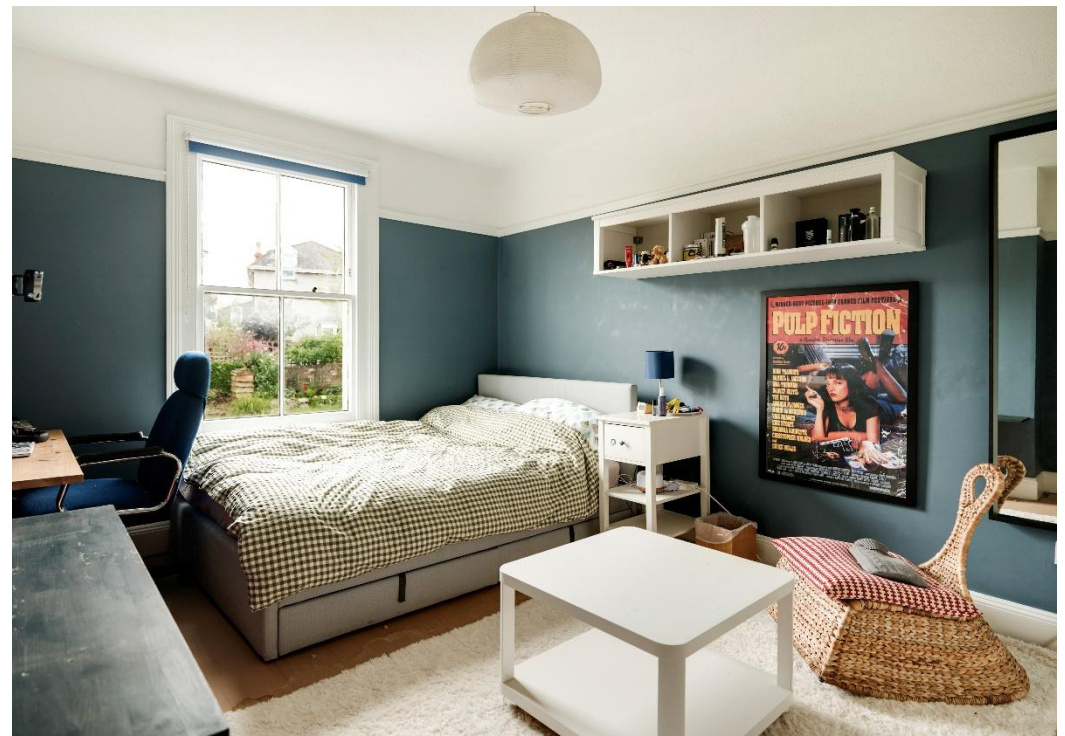
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

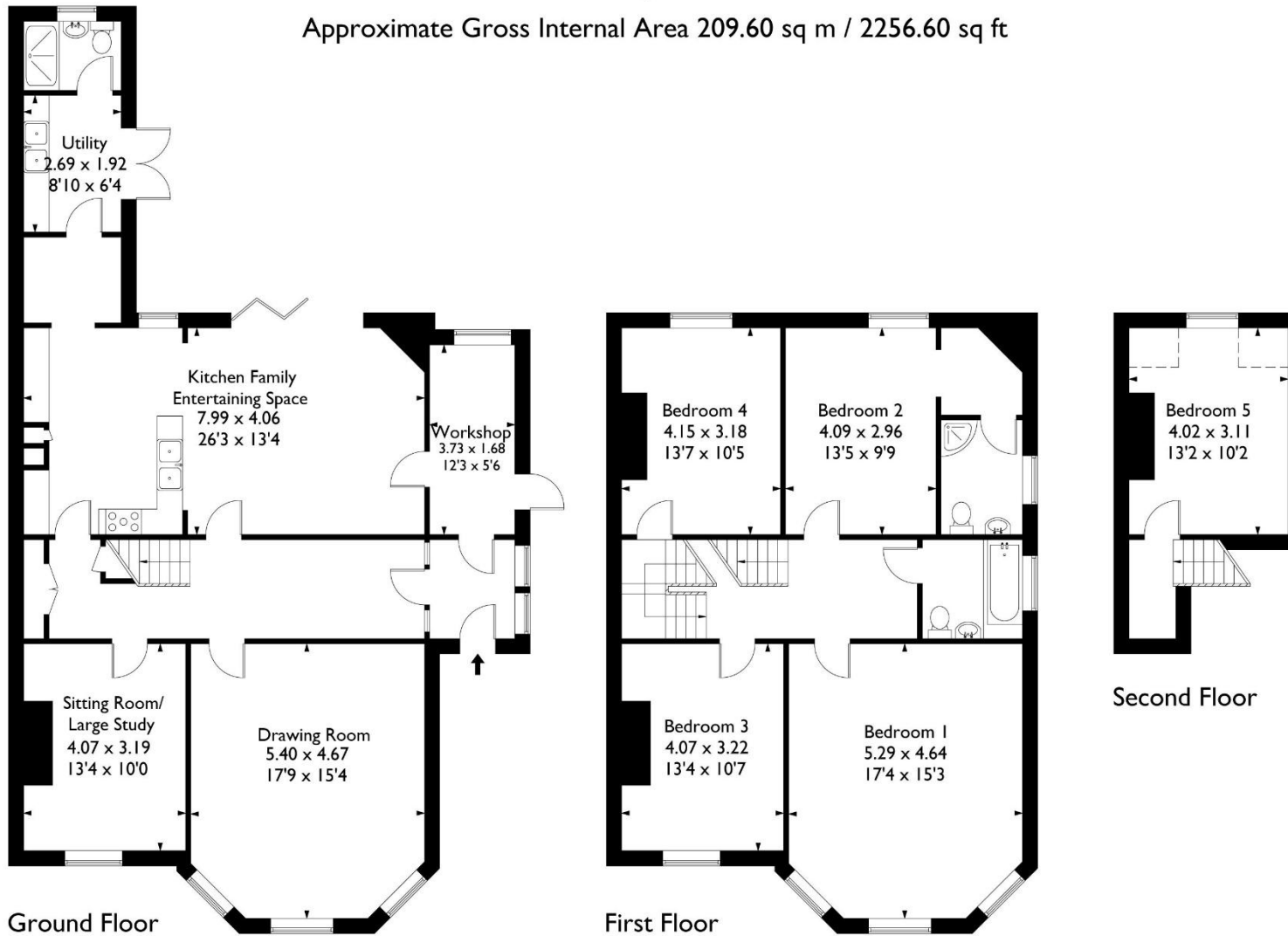
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





# Claremont Road, Bishopston, Bristol, BS7 8DW

Approximate Gross Internal Area 209.60 sq m / 2256.60 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.