



13 Salthrop Road, Bishopston

Guide Price £995,000

RICHARD
HARDING



13 Salthrop Road,

Bishopston, Bristol, BS7 9DP

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A generous Victorian semi-detached home, tucked away along a peaceful Road in Bishopston - where property rarely becomes available. This position is popular as it falls in catchment for popular schooling and is a short walk to the many amenities found along Gloucester Road - whilst enjoying a somewhat secluded feel.

Key Features

- Set back from the road, via a sizeable front garden, giving privacy and the opportunity (with necessary consents) to provide off street parking.
- Internally this home has the typical and attractive layout from a property of this type.
- Generous semi-detached Victorian home of 1,576 sq. ft/146.40 sq. m.
- Full of character and original features.
- Large principal reception with original fireplace and ornate plaster ceiling decoration.
- Four double bedrooms.
- Close to Gloucester Road and in catchment for popular schooling.
- The rear garden is of a good size and houses a summer house and garden shed.





GROUND FLOOR

APPROACH: via a generous front and lawned garden surrounded by a tall beech hedge. There is space here for a bike storage shed and could with relevant purchase achieved be turned into off street parking. A passage leads down to the left-hand side of the property where the main front door to the property is found, located in the side elevation. In front of you is a further secure timber door providing access to the rear garden via the side of the property.

ENTRANCE HALLWAY: a large and welcoming central hallway. This in turn gives a flow to the ground floor as all receptions are immediately accessible and allows full width spaces to be easily achievable. Exposed timber floor. Original period doors open to two reception rooms, breakfast room (located via a couple of steps down from beneath the staircase that rises to the first floor) and the shower room/wc. Staircase rising to the upper floors.

SITTING ROOM: (front) (15'3" x 15'2") (4.65m x 4.62m) the larger of the two reception rooms, with a bay window to front with double glazed windows and original stained glass inserts. Original ceiling cornice, ceiling rose and ornate ceiling decoration, an original working fireplace and stripped wooden floorboards.

SHOWER ROOM/WC: tiled shower enclosure with white ceramic tiles and a thermostatic chrome shower arrangement. White ceramic suite comprising pedestal sink with hot and cold chrome taps and a wc. Linoleum flooring. To one side of the room is a dado rail with timber paneling below. Window to the front elevation with an original stained glass insert. This room could be re-configured as a home office/child's playroom if so desired.

DINING ROOM/RECEPTION 2: (rear) (13'3" x 10'3") (4.03m x 3.12m) a smaller second reception room located at the rear of the property, with stripped wooden floorboards, original ceiling cornice, picture rail and original ceiling rose. A set of timber double glazed French doors open out onto the decked initial part of the rear garden. Three steps lead down into:-

BREAKFAST ROOM: (13'3" x 9'7") (4.03m x 2.93m) a third reception room/breakfast room with an original cast iron Victorian fireplace, stripped wooden floorboards and a double glazed sash window looking out over the rear elevation. Door returning to the entrance hallway. Wall opening through to:-

KITCHEN: (11'9" x 6'0") (3.57m x 1.83m) kitchen with base units to either side, a hardwood work surface, a point for a gas independent oven, a double stainless steel sink with drainer and a mixer chrome tap over, a large window to the side elevation, space for undercounter fridge and dishwasher. Glazed door opening to:-

UTILITY ROOM: with space and plumbing for washing machine. Timber and glazed door that accesses the rear garden.

FIRST FLOOR

LANDING: stairs rise from the entrance hallway to a half landing with door off to bedroom 3. Stairs then continue to rise to the main first floor landing where the master bedroom can be found. Two further double bedrooms are found at the rear, with a family bathroom found in the middle. Staircase continuing up to the second floor.

BEDROOM 1: (front) (20'3" x 11'9") (6.17m x 3.57m) a generous full width double bedroom with light flooding in from three double glazed sash windows to the front elevation. Original period fireplace with an iron insert and a decorative timber surround. Two ceiling roses, original ceiling cornice, stripped wooden floors and a dado rail.

BEDROOM 2: (rear) (13'2" x 10'1") (4.01m x 3.07m) a second double bedroom which has a carpeted floor, a double glazed sash window looking out to the rear elevation, and a built-in wardrobe to one of the alcoves.

BEDROOM 3: (located off the lower half landing) (13'3" x 9'8") (4.03m x 2.95m) double glazed sash window looking out at the rear elevation, built-in wardrobe to one of the alcoves, and a carpeted floor.

BATHROOM/WC: (side) white ceramic suite comprising bath with independent hot and cold chrome taps, a wc and a wall hung sink with independent chrome hot and cold taps. Timber clad wall to roughly dado rail height and there is a window looking out to the side elevation.

SECOND FLOOR

LANDING: stairs rise to the second half landing where the final bedroom is found via an original period door. Glazed panel in the ceiling allowing light from the Velux window in the roof to flood through to the second and first floor landings. Access door to the 'L-shaped' loft – great for storage and further scope to develop (subject to necessary consents).





BEDROOM 4: (13'1" x 9'7") (4.00m x 2.93m) a further double bedroom which is partly within the eaves and partly has full ceiling head height. This room is carpeted, has a double glazed sliding sash window set in a dormer looking out to the rear elevation with two glazed panels to either side of the dormer. Access hatch providing one point of access into the loft space.

OUTSIDE

FRONT GARDEN: a generous front and lawned garden surrounded by a tall beech hedge. There is space here for a bike storage shed and could be turned into off street parking (subject to any necessary consents).

REAR GARDEN: the rear garden starts with a raised deck at the same level as the rear reception space which has five steps leading down to the main garden. A patio section then leads onto a lawn which has some mature borders, at the end of the garden is a potting shed.

SUMMER HOUSE: (12'2" x 8'8") (3.70m x 2.63m) currently used by the current owner as a place of work with windows to two elevations.

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, with a perpetual yearly rent charge of £4.4s.0d p.a. This information should be checked with your legal adviser.

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

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		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

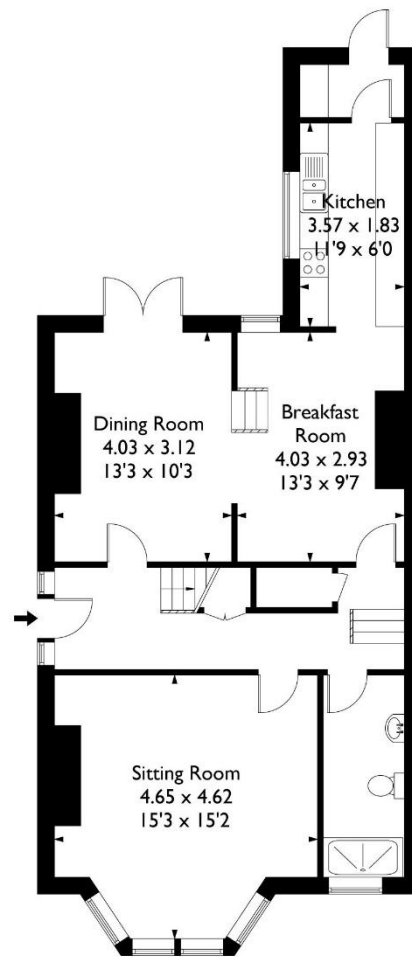
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



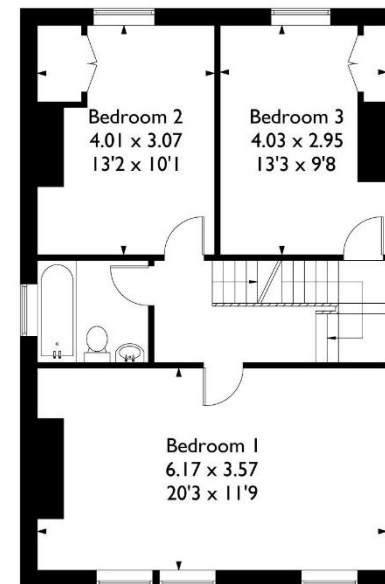


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Approximate Gross Internal Area 146.40 sq m / 1576.0 sq ft



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.