



44 Kingsdown Parade, Kingsdown

Guide Price Range: £850,000 - £875,000

RICHARD
HARDING



44 Kingsdown Parade,

Kingsdown, Bristol, BS6 5UF

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A stunning 2/3 bedroom grade II listed period townhouse which has been extensively renovated, combining historic charm with modern additions to create a stylish and elegant home with wonderful 75ft south east facing landscaped rear garden.

Key Features

- Bespoke deVOL shaker kitchen with Everhot cooker, 2 luxury bathroom/shower room suites plus useful utility/boot room.
- Situated on Kingsdown Parade, a highly regarded Georgian street situated high up in Kingsdown on the borders of Cotham, offering all the convenience of the city centre with all central areas, excellent schools including Cotham School and Bristol Grammar School, Bristol University and hospitals all nearby. in the Kingsdown residents parking zone.
- Fully refurbished, including electrical re-wire and complete overhaul of plumbing infrastructure. The property is maintained to an exceptional standard and high specification throughout.
- Situated in the Kingsdown (KN) residents parking zone.





GROUND FLOOR

APPROACH: from the pavement proceed up the short flagstone pathway where the front entrance door can be found immediately in front of you.

ENTRANCE HALLWAY: via hardwood front door with fanlight above, ceiling light point, staircase ascends to first floor landing and descends to lower ground floor, exposed wooden floorboards, Hudevad 'classic' radiator, wall panelling, skirting boards, doors radiate to sitting room and bedroom 3/study.

SITTING ROOM: (18'8" x 13'5") (5.68m x 4.10m) a charming dual aspect room with bay window overlooking the private rear garden comprising of 3 multi panelled sash window, multi panelled sash window with working shutters to the front elevation, feature fireplace with log burning stove, fitted cabinetry to one side of chimney breast, ceiling light point, 2 Hudevad 'classic' radiators, dado rail, exposed wooden floorboards, skirting boards.

BEDROOM 3/STUDY : (9'1" x 7'11") (2.76m x 2.42m) multi panelled sash window overlooking the private rear garden, ceiling light point, Hudevad 'classic' radiator, wooden floorboards, moulded skirting boards.

FIRST FLOOR

LANDING: ceiling light point, multi panelled sash window overlooking the front elevation, built in storage cupboard with slatted shelving, exposed wooden floorboards, skirting boards, doors radiate to bedroom 2 and family bathroom/wc.

BEDROOM 2: (15'4" x 11'8") (4.68m x 3.55m) a double bedroom with dual aspect with multi panelled sash window to both front and rear elevation, bespoke fitted wardrobes to either side of chimney breast, feature fireplace with painted surround, panelled walling, Hudevad 'classic' radiator, exposed wooden floorboards, skirting boards.

BATHROOM/WC: a spacious suite comprising of low level wc, wash hand basin set on vanity unit with granite counter top, free standing bath with hand held shower over, ceiling light point, 2 light points, panelled walls, multi panelled sash window overlooking the rear elevation, extractor fan, radiator, exposed wooden floorboards, skirting boards.

SECOND FLOOR

LANDING: window to front elevation, eaves storage, wall light point, door leading to bedroom 1.

BEDROOM 1: (14'1" x 12'2") (4.30m x 3.70m) with vaulted ceiling, shelving and storage to either side of chimney recess, window to front and rear elevations, built in eaves storage, door to:

En Suite Shower Room/wc: a white suite comprising low level wc, wash hand basin, double shower enclosure with system fed waterfall shower plus hand held shower over, wall light points, extractor fan, tiled surrounds, window to rear elevation, wall mounted towel radiator, tiled flooring.

LOWER GROUND FLOOR

Stairs descend from entrance hallway, large built in laundry cupboard with radiator, tiled flooring, ceiling light point, doors radiate to kitchen/dining room and utility wc, door to private rear garden.

UTILITY/WC: low level wc, Belfast sink with wooden counter top over, space for washing machine, storage cupboards, understairs storage recess, ceiling light point, extractor fan, tiled flooring.

KITCHEN/DINING ROOM: (15'4" x 15'3") (4.68m x 4.65m) a devOL bespoke fitted kitchen with Iroko wood (reclaimed timber) worktops with an array of base and drawer units, Belfast sink with mixer tap over and matching upstand, integrated appliances include Bosch dishwasher, electric Everhot 110l cooker, large multi panelled sash window overlooking the private rear garden, built in storage cupboard housing Vaillant combi boiler. Door giving access to front courtyard, door leading to pantry room.

PANTRY ROOM: wall light point, built in storage shelving, upright fridge/freezer, flagstone flooring.





OUTSIDE

FRONT COURTYARD: iron railings with pedestrian access gate leading down onto the lower front courtyard area, access door to kitchen/dining/family room, storage vault with power, an ideal space for storing outdoor equipment, recycling and bicycles.

REAR GARDEN: (approx 75ft x 23ft) (22.86m x 7.02m) a stunning landscaped rear garden with flagstone patio area directly leading from the lower ground floor with outside light and tap, feature brick retaining wall with four steps leading up onto an additional flagstone patio with mature deep borders housing a variety of low maintenance plants, shrubs and flowers, short pathway leads to a generous lawned area (44ft x 23ft). The garden is fully enclosed by a combination of pretty brick wall and horizontal wooden fenced boundaries. There is first fix infrastructure installed to the rear of the garden (armoured cable and plumbing). This has been installed to support an office/studio space with plumbing, subject to the necessary planning consents to erect such a structure.

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.

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.

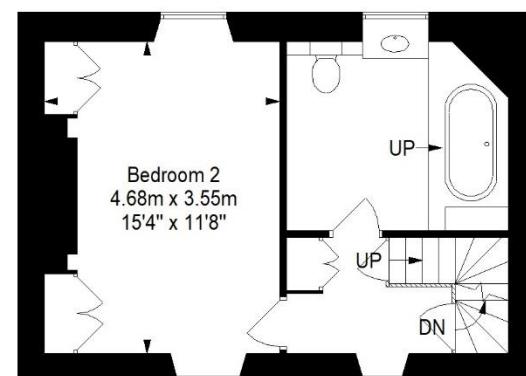
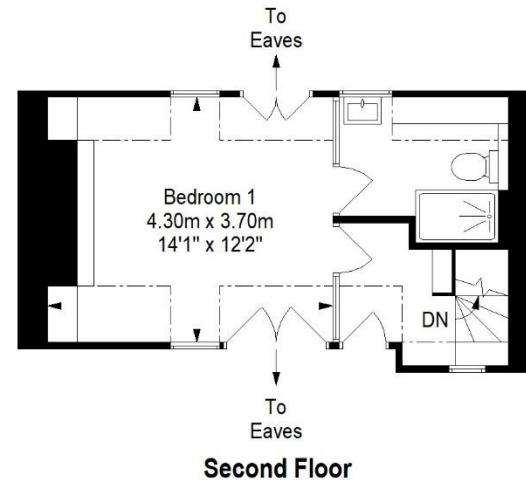
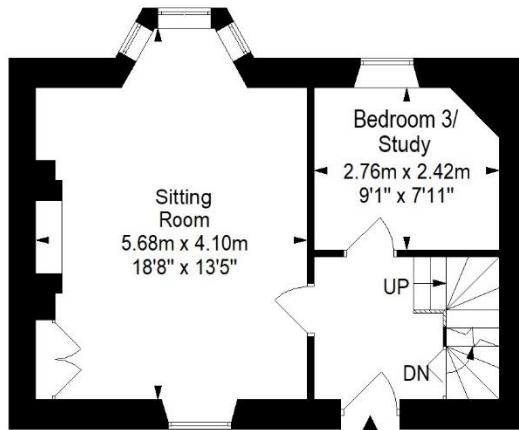
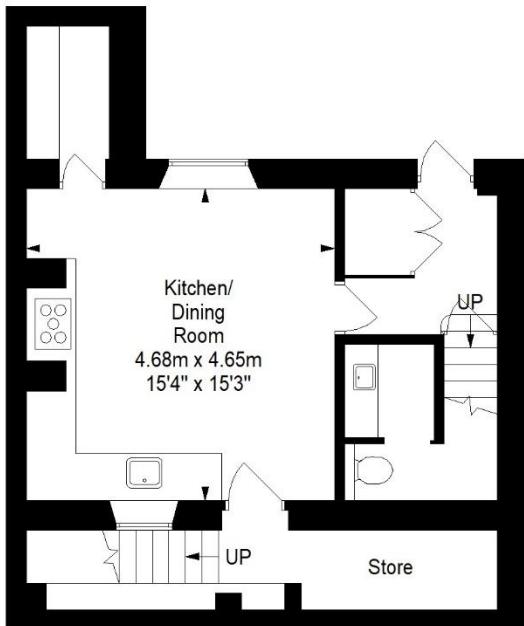




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Approximate Gross Internal Area = 123.7 sq m / 1331.5 sq ft
 (Excludes Reduced Headroom Area/ Store)
 Reduced Headroom Area = 8.0 sq m / 86.1 sq ft
 Total Area = 131.7 sq m / 1417.6 sq ft

 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

Ground Floor

First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
 All Efforts have been made to ensure its accuracy at time of print