



£395,000 Church Road | Horfield | Bristol | BS7 8SA

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Kendall Harper

A spacious three bedroom terraced home with scope to extend (subject to the relevant permissions)

The Property

The property is ideally located just a short stroll away from Horfield Common with its tennis courts, community café and children play area. Close to the popular Gloucester Road and its many independent shops, supermarkets, cafés and restaurants and within close proximity to the outstanding OFSTED rated Bishop Road Primary School and Ashley Down Primary School.

Inside

The property has a delightful mix of period and contemporary features which include period fireplaces, original cornicing and a modern fitted kitchen.

The accommodation is arranged over two floors and has scope to extend into the loft (subject to permissions).

The sitting room features original decorative cornicing, a ceiling rose and a large bay window to the front which allows an abundance of light to flood into the room.

At the rear of the property the family room/dining room measures 4.6m x 3.6m and has access to a large storage cupboard under the stairs and a door to the kitchen.

The modern fitted kitchen has a range of integrated appliances and an inset one and a half bowl sink and drainer unit with swan neck mixer tap over and is open to a lobby which has space/plumbing for a washing machine.





The family bathroom is situated to the rear of the property, the contemporary suite comprises; a panelled bath with shower over, a vanity unit with integrated sink and storage, W.C, part tiled walls and a storage cupboard.

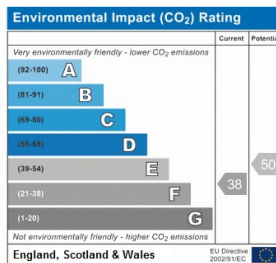
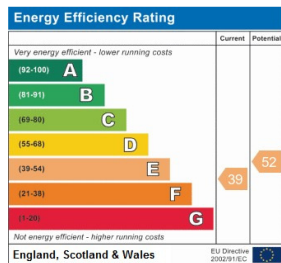
The lean to offers a practical storage space and has a door leading to the rear garden.

There are three bedrooms on the first floor including a master bedroom which spans the entire width of the property and is complimented by a large bay window and built-in storage cupboard.

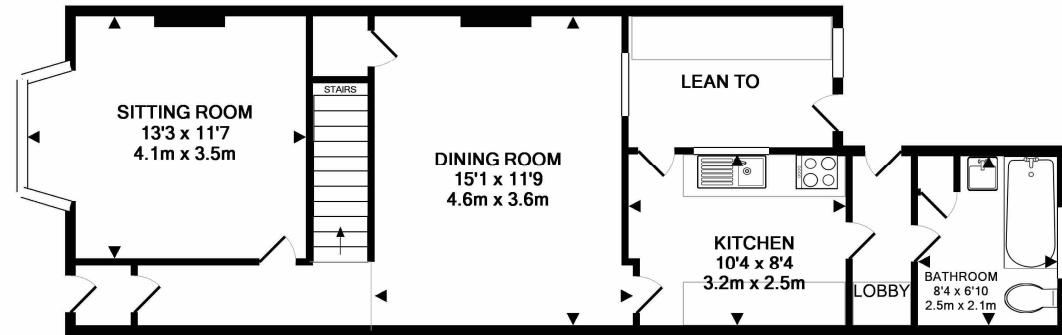
Outside

The rear garden has been laid to artificial grass which leads onto a raised deck area and is bordered by raised beds which house an array of mature plants, trees and shrubbery. The garden is enclosed by a combination of brick walling and panelled fencing.

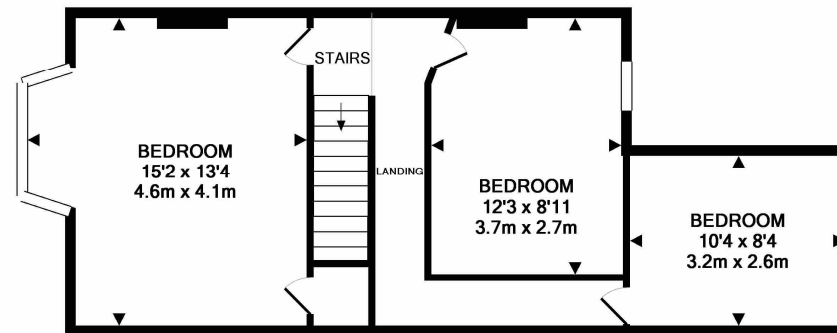




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GROUND FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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