



25 Royal Albert Road, Westbury Park

Guide Price £850,000

RICHARD
HARDING

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Bristol, BS6 7NX

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Situated along this much sought after road in Westbury Park; a beautifully presented and creatively extended 3 double bedroom, 2 reception room, Victorian period family house of character, having stunning semi open-plan kitchen family entertaining space with bi-folding doors to a lovely enclosed rear garden.

Key Features

- A fine period residence (dating from 1874) having plenty of original features such as high ceilings, period fireplaces, moulded plasterwork and sash windows. These blend seamlessly with some well-considered high quality modern improvements such as a ground floor cedar clad extension with powder coated aluminium bi-folding doors and skylight windows, and luxuriously appointed family bath/shower room.
- High quality kitchen having shaker style base and eye levels units with integrated appliances including range cooker and quartz worktops.
- The neighbourhood has a great deal to offer. The nearby schools whether state or private are of an excellent standard and are highly regarded, these include Westbury Park Primary (250m), Redland Green Secondary School (800m), Badminton (700m). The local convenience store is a nearby Waitrose, just a short walk away there is a fishmonger, two butcher's shops, cafes, good restaurants including Little French and Prego, a gastro pub and many varied independent local shops as well as the local library and independent cinema. Also at the end of the road is the Downs which offer 400 acres of recreational space as well as Redland Green.
- The property has been imaginatively created with great flair and attention to detail by our vendor clients during their seven year stewardship – some are obvious to the eye and others more subtle.
- **Ground Floor:** entrance vestibule, reception hall, bay fronted sitting room, dining room, semi open-plan kitchen family entertaining space, cloakroom/wc.
- **First Floor:** landing, 3 bedrooms, family bath/shower room.
- An earliest viewing is unhesitatingly recommended to avoid disappointment.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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:

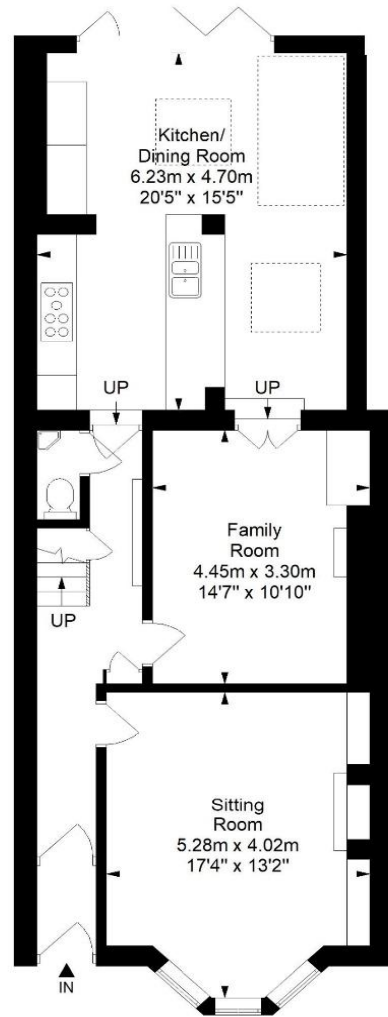
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum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

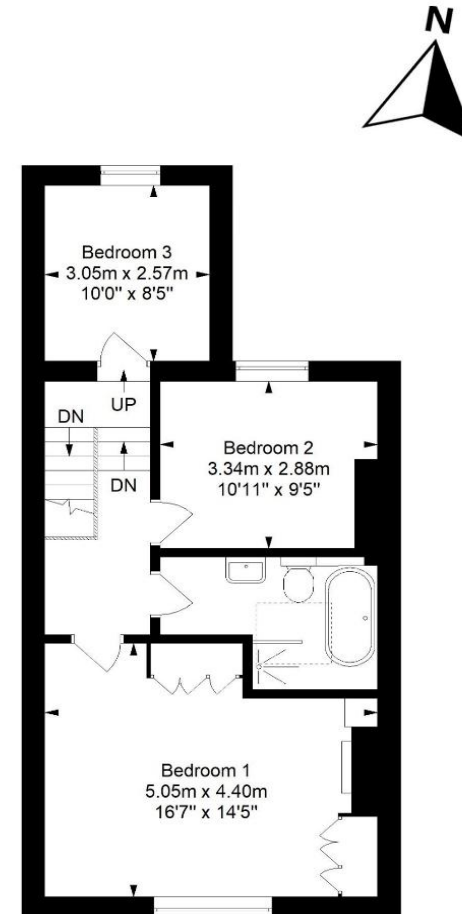
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Royal Albert Road, Westbury Park, Bristol, BS6 7NX

Approximate Gross Internal Area = 131.5 sq m/ 1415.5 sq ft



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