



Bathurst Parade, Bristol
£850,000

Family house with harbourside views | Freehold

It is quite incredible how a family house that is so centrally placed (and I mean that: it is just a 14 minute walk from Bristol Hippodrome) can feel so quiet! Overlooking the pedestrianised Merchants Quay, and Bathurst Basin with its interesting array of small and not-so-small boats, the house is probably most often approached from the rear, via a path from its en-bloc double garage. A three-storey town house which is more-or-less end-terraced (there is a room adjoining the first floor only on one side), the property offers spacious accommodation which is currently rented out on a sharing basis (but which is offered with no onward chain). On the ground floor is a large dining room (currently being used as the shared living room) and a roomy fitted kitchen, plus a utility room and cloakroom. It's on the middle floor that you'll find a full-width lounge that boasts a large full-height bay window overlooking the water (although currently it's being used as a bedroom), plus a double bedroom and en-suite shower room. The top floor has three more double bedrooms and a bathroom. To the rear is a walled garden that attracts the late day sunshine. What more can I say? This is a cracking house in a fantastically convenient location!

Council Tax Band: Band G (£4100.53 per annum 2024/25)

Tenure: Freehold

GROUND FLOOR:

Dining Room

w: 19' x l: 10' 9" (w: 5.79m x l: 3.28m)

Full width room with 2 double-glazed windows to front, and central front door with double-glazed arched pane over; built-in storage cupboard; parquet flooring; coving; radiator; serving hatch into Kitchen; steps up to door into...

Inner Hallway

Half double-glazed door to rear; staircase with timber banisters rising to first floor.

Kitchen

w: 9' x l: 12' 1" (w: 2.74m x l: 3.68m)

Double-glazed window to rear; extensive range of fitted base and wall units, in grey, with matching worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel sink with mixer tap; built-in electric double oven; built-in 4-ring gas hob; plumbing for dishwasher.

Utility Room

w: 5' 10" x l: 6' 5" (w: 1.78m x l: 1.96m)

Double-glazed window to rear; grey base unit with matching worktop and tiled splashback; inset single-bowl single-drainer stainless steel sink with mixer tap; plumbing for washing machine; space for fridge/freezer; Vaillant gas-fired combi boiler; radiator,

Cloakroom

White w.c. and wash basin; shelf.

FIRST FLOOR:

Landing

Staircase and timber banisters rising to second floor; radiator.

Lounge

w: 19' x l: 13' (w: 5.79m x l: 3.96m)

Lovely full-height square-bay double-glazed windows to front, with open views over Bathurst Basin; additional double-glazed window to front; full-height painted brick fireplace and surround, plus tiled hearth and open flue; double radiator.

Bedroom One

w: 11' 2" x l: 12' (w: 3.4m x l: 3.66m)

Double-glazed window to rear; built-in double wardrobe with louvre doors; double radiator; door into...

En Suite

w: 7' 5" x l: 5' 8" (w: 2.26m x l: 1.73m)

Frosted double-glazed window to rear; white suite of w.c., wash basin and walk-in shower cubicle with glazed screen; tiled splashbacks; towel rail radiator.

SECOND FLOOR:

Landing

Smoke detector.

Bedroom Two

w: 9' 1" x l: 12' 1" (w: 2.77m x l: 3.68m)

Double-glazed window to rear; radiator.

Bedroom Three

w: 8' 9" x l: 9' 8" (w: 2.67m x l: 2.95m)

Double-glazed window to front with open view over Bathurst Basin; radiator.

Bedroom Four

w: 9' 1" x l: 10' 11" (w: 2.77m x l: 3.33m)

Double-glazed window to front, with open views; loft hatch; radiator.

Bathroom

w: 9' 8" x l: 6' 7" (w: 2.95m x l: 2.01m)

Frosted double-glazed window to rear; white suite of panelled shower bath with glazed screen and Triton T80, wash basin and w.c.; tiled splashbacks; built-in linen cupboard; towel rail radiator.

EXTERNAL:

Front Garden

Very small front garden with metal gate.

Rear Garden

Walled garden, partly paved and partly laid to slate chippings, with raised flower beds; outside light; gate to rear.

Double Garage

En-bloc, a short distance away; twin up-and-over doors.

LOCATION:

Brilliantly central, just a quarter of an hour's walk from the City Centre, yet remarkably quiet, this is a fantastic situation for anyone who works in the city. Set on Spike Island, Merchants Landing also offers a communal garden for the use of residents.

GENERAL:

Tenure

Freehold.

Service Charge

We believe there is a service charge payable towards the upkeep of the communal areas of the development, the level of which we are currently investigating.

Council Tax Band

Band G (4100.53 per annum 2024/25).

IMPORTANT:

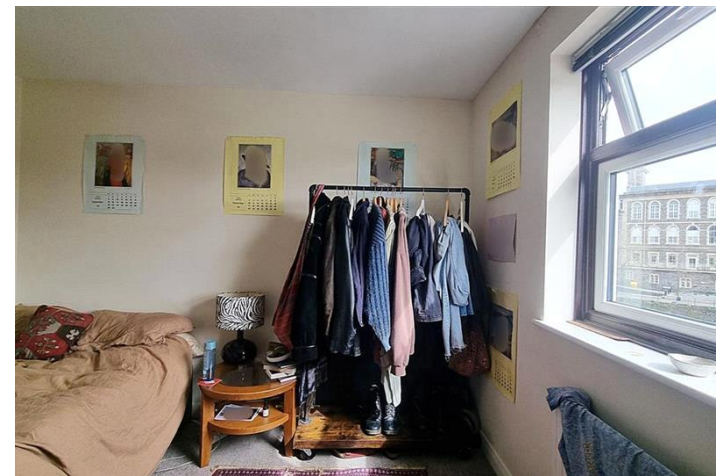
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INTERESTED?

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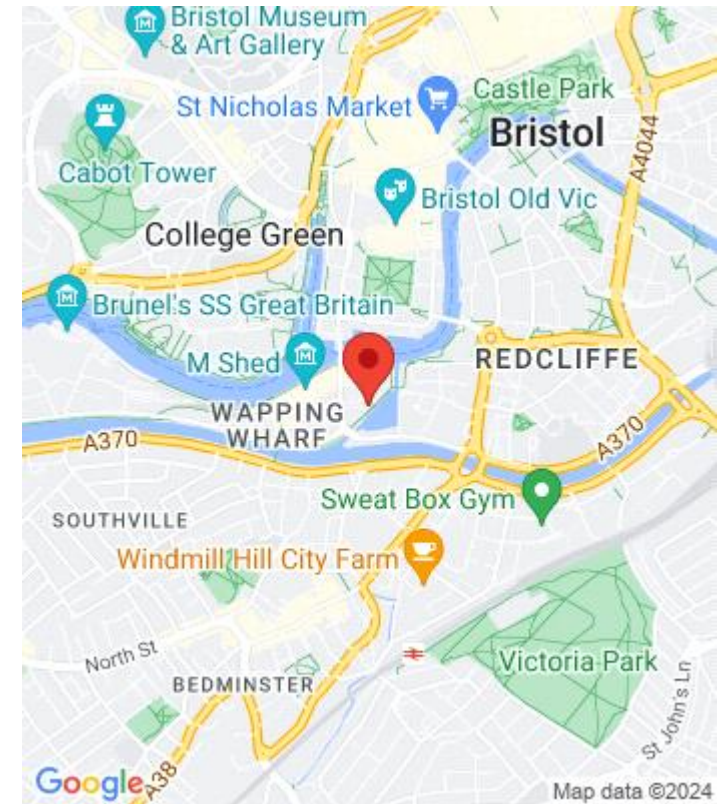




TOTAL FLOOR AREA - 1322 sq ft. (122.8 sq m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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