



G R E G O R Y S
— E S T A T E A G E N T S —

2 Northend Avenue
Bristol, BS15 1UD

£390,000



A superb example of a period home, modernised and extended offering contemporary accommodation over two floors. The comprehensive renovation, completed over recent years, perfectly blends the old period charm with today's modern day living. The ground floor benefits two extensions, one to the side aspect and another to the rear. The side extension, complete with vaulted ceilings and 'Velux' windows, is bathed in natural light and offers direct access onto the rear garden via Bi-Folding doors. The bay fronted sitting room provides a further reception room, whilst the kitchen / breakfast room also benefits direct access onto the rear garden. The kitchen is beautifully presented with solid Oak worktops and matching island. Furthermore a large utility room offers a valuable, practical area with the downstairs cloakroom completing the ground floor. Appointed to the first floor can be found three bedrooms and a bathroom, fitted with a three piece white suite. Externally the front, rear and side gardens have all been landscaped with a block paved driveway providing off street parking for two vehicles to the front aspect and a double garage (currently utilised as a work shop) to the rear aspect. A truly stunning home, one worthy of an early internal viewing.

ACCOMMODATION

ENTRANCE HALLWAY

Composite entrance door with obscure double glazed insert and matching window over to the front aspect, stairs leading to the first floor with under stairs storage cupboard, radiator, tiled flooring, doors to rooms

LOUNGE/DINER 20' 0" x 9' 6" (6.10m x 2.90m)

Double glazed window to the front aspect, double glazed bi-folding doors to the rear aspect, vaulted ceiling with two 'Velux' windows, feature wall with recessed fire and television (space for) two contemporary, column radiators, 'Karndean' flooring

SITTING ROOM 12' 4" x 11' 4" (3.75m x 3.45m)

(Measurements taken to the maximum points) Double glazed bay window to the front aspect, radiator, picture rail, space and flue in place for a wood burning stove, set on a slate tiled hearth, fitted storage cupboards and wood panelled chimney breast recess, laminate flooring

KITCHEN / BREAKFAST ROOM 17' 9" x 9' 10" (5.40m x 3.00m)

The kitchen comprises fitted base units with wooden work surfaces over, a Belfast style sink with brass mixer taps over, tiled splash backs, an integrated oven and gas hob with extractor hood over, an integrated slim line dishwasher, space for an upright fridge/freezer, matching breakfast bar with Oak worktops and fitted units under, double glazed 'French' doors with matching side panel window to the rear aspect, partially vaulted ceiling with Velux' window, radiator, laminate flooring

UTILITY ROOM 14' 1" x 6' 11" (4.30m x 2.10m)

A selection of fitted base units with Oak worktops over, sink and drainer unit, tiled splash backs, space and plumbing for a washing machine, double glazed window and Upvc door to the rear garden, radiator, laminate flooring, a wall mounted gas combination boiler, door to the cloakroom

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin set in vanity unit with storage under, spot lighting, extractor fan, laminate flooring

FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the side aspect, loft hatch, doors to rooms

BEDROOM ONE 11' 6" x 10' 8" (3.50m x 3.26m)

Double glazed window to the rear aspect, radiator, feature panelled wall

BEDROOM TWO 10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to the rear aspect, radiator, stripped and varnished wooden floor boards, fitted wardrobes to chimney recess

BEDROOM THREE 7' 11" x 6' 11" (2.41m x 2.10m)

Double glazed window to the front aspect, radiator, a selection of fitted wardrobes with handmade solid wood doors

BATHROOM

A modern three piece white suite comprising a low level wc, wash hand basin set in vanity unit with storage under and a panelled bath with shower over, tiled walls to wet areas, obscure double glazed window to the rear aspect

FRONT ASPECT

A block paved driveway providing off street parking, further area of stone shingle, paved steps leading to the property, pedestrian access gate leading to the side and rear garden

SIDE & REAR GARDENS

An easy maintenance rear garden laid to artificial lawn and paved patio areas, a feature paved patio with built in seating and wooden pergola over. Single pedestrian gate and further double gates, personal door to the garage, enclosed by boundary fencing

GARAGE / WORK SHOP 21' 4" x 20' 4" (6.50m x 6.21m)

Personal door to the garden, power and light supply, sink with running water, alarmed, door providing vehicle access to the rear lane (note door is currently securely shut)





Energy performance certificate (EPC)

2 Northend Avenue BRISTOL BS15 1UD	Energy rating C	Valid until: 5 March 2033
Certificate number: 0340-2187-8270-2507-4445		

Property type: End-terrace house

Total floor area: 100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
1114 sq.ft. (103.5 sq.m.) approx.

1st Floor
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1480 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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