



11 ANGLESEA PLACE,
CLIFTON, BRISTOL, BS8 2UN



An elegant 4/5 bedroom late Georgian style grade II listed townhouse with bright and airy rooms and enjoying a sunny south west facing town garden in a much favoured location.

Price Guide: £935,000

Richard Harding

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124 Whiteladies Road, Clifton, Bristol, BS8 2RP





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An elegant 4/5 bedroom late Georgian style grade II listed townhouse with bright and airy rooms and enjoying a sunny south west facing town garden in a much favoured location.

- **Accommodation:** versatile and well-proportioned accommodation arranged over four floors with 4 double bedrooms (2 with en-suite shower rooms), 3 reception rooms (one of which could be used as a 5th bedroom), family bathroom, ground floor cloakroom/wc and a sociable kitchen/dining space leading out onto the sunny rear garden.
- **Location:** the property is superbly located within a friendly neighbourhood; close to the shops, restaurants, cafes and transport links of Whiteladies Road and a short walk to the green acres of Durdham Downs; St John's Primary School and Mornington House Nursery are nearby.
- **Features:** dating from the 1850's, the property retains many period features including original fireplaces, sash windows, working shutters and ceiling corning.
- **A very spacious family home with a modern laid back atmosphere.**

Route to the property: travelling up Whiteladies Road/Blackboy Hill towards the Downs, just after passing our office at 124 Whiteladies Road take the first left hand turning into Wellington Park. Continue along Wellington Park for approximately 150 yards and turn right into Anglesea Place where the subject property will be found on the left hand side.



GROUND FLOOR

APPROACH: from the pavement, main front door opens into:-

ENTRANCE HALLWAY: high ceilings with original coving, feature archway, staircase rising to first floor landing and descending to lower ground floor landing, radiator, engineered oak flooring, doors leading off to sitting room and reception 3/bedroom 5.

DRAWING ROOM: (rear) (16'9" max into chimney recess x 13'5") (5.11m x 4.09m) an elegant drawing room with high ceilings and original corning, large south-westerly facing sash window to rear with working wooden shutters, period fireplace with gas coal effect fire, wood surround and slate hearth, engineered oak flooring, radiator.

RECEPTION 3/BEDROOM 5: (13'1" max into chimney recess x 12'0") (3.99m x 3.66m) large sash window to front with working wooden shutters, high ceilings with original coving, engineered oak flooring, built-in bookcases, radiator, door accessing:-

CLOAKROOM/WC: (6'2" x 4'1") (1.88m x 1.24m) low level wc with concealed cistern, wash basin built into wooden worktop, built-in cupboard, inset spotlights, extractor fan, oak flooring, mirrored cabinets.

LOWER GROUND FLOOR

The oak staircase descends and opens into the lower ground floor which has an open and sociable feel with a kitchen/breakfast room and connecting wide walkway through to a sitting room.

SITTING ROOM: (front) (16'8" max into chimney recess x 11'6") (5.08m x 3.51m) a well-proportioned sitting room, oak flooring consistently flows through from the sitting room to the kitchen, inset spotlights, door to front accessing cellar vault and internal cellar bin store, understairs storage, further door accessing utility cupboard (with appliance space for washing machine and dryer). Radiator. The sitting room sweeps around the staircase through to:-

KITCHEN/BREAKFAST ROOM: (15'2" max x 12'3") (4.62m x 3.73m) a stylish modern fitted kitchen (installed by Moon, a well-regarded Bristol building contractor) comprising base and eye level cream coloured cupboards and drawers with silestone worktop over, inset 1 ½ bowl sink and drainer unit, stainless steel double eye level oven, integrated fridge/freezer and dishwasher, 4 ring ceramic hob with extractor fan over, useful bank of built-in cupboards with central oak alcove shelf, sash window to rear overlooking rear garden with window seat and working wooden shutters, oak flooring, contemporary upright radiator, door off to understairs storage cupboard, part glazed door accessing the rear garden.



FIRST FLOOR

LANDING: staircase continuing up to second floor landing with plenty of natural light provided from the high level skylight window over, doors lead off to bedroom 1 and bedroom 2.

BEDROOM 1: (rear) (16'9" max into chimney recess x 13'4") (5.11m x 4.06m) a large double bedroom with high ceilings, original cornicing and ceiling rose, floor to ceiling sash window to rear with a south-westerly aspect, period style cast iron fireplace with wood surround and mantle, exposed period floorboards, radiators and door accessing:-

En-Suite Shower Room/wc: (6'4" x 3'8") (1.93m x 1.12m) walk-in shower with system fed shower, tiled floor and glass screen, low level wc with concealed cistern, wall mounted wash basin, heated towel rail, tiled walls, extractor fan, inset spotlights.

BEDROOM 2: (front) (16'9" max into chimney recess x 12'0") (5.11m x 3.66m) high ceilings with original cornicing, attractive period fireplace with original surround and slate hearth, exposed painted period floorboards, large sash window to front enjoying a pleasant outlook towards trees and St John's Primary School, radiator.

SECOND FLOOR

LANDING: large Velux skylight window providing plenty of natural light to the landing and stairwell, doors leading off to bedroom 3, bedroom 4 and family bathroom/wc.

BEDROOM 3: (rear) (16'8" max into chimney recess x 13'5") (5.08m x 4.09m) a generous double bedroom with large south-westerly facing sash window to rear enjoying rooftop views over neighbouring buildings towards Clifton and the Dundry hills in the distance, fireplace, radiator, door accessing:-

En-Suite Shower Room/wc: (6'5" x 4'0") (1.96m x 1.22m) white suite comprising corner shower cubicle with system fed shower, low level wc, wash hand basin with tiled splashbacks and cabinet beneath, heated towel rail, inset spotlights, extractor fan, high level Velux window providing natural light.

BEDROOM 4: (front) (12'2" x 11'3" max into chimney recess) (3.71m x 3.43m) a double bedroom with sash window to front enjoying a similar outlook as bedroom 2, attractive period fireplace, radiator, loft hatch.

FAMILY BATHROOM/WC: (8'8" x 5'1") (2.64m x 1.55m) a stylish and bright bathroom comprising a double ended bath with central mixer taps, low level wc with concealed cistern, wall mounted wash basin, Travertine floor and partially tiled walls, high ceilings with inset spotlights and Velux skylight window, heated towel rail.

OUTSIDE

REAR GARDEN: (approx. 25ft x 18ft) (7.62m x 5.49m) tastefully landscaped low maintenance south-westerly facing rear garden with level decked seating area closest to the kitchen and gradual steps in block paving lead up to further seating area with raised flower borders, outside tap and light. The garden enjoys a sunny aspect taking much of the afternoon sunshine.

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 such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold with an annual ground rent of £3. This information should be checked by your legal adviser.

PLEASE NOTE:

- As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
- 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.

11 Anglesea Place, Clifton, Bristol, BS8 2UN

Approximate Gross Internal Area
203.9 sq m / 2195 sq ft

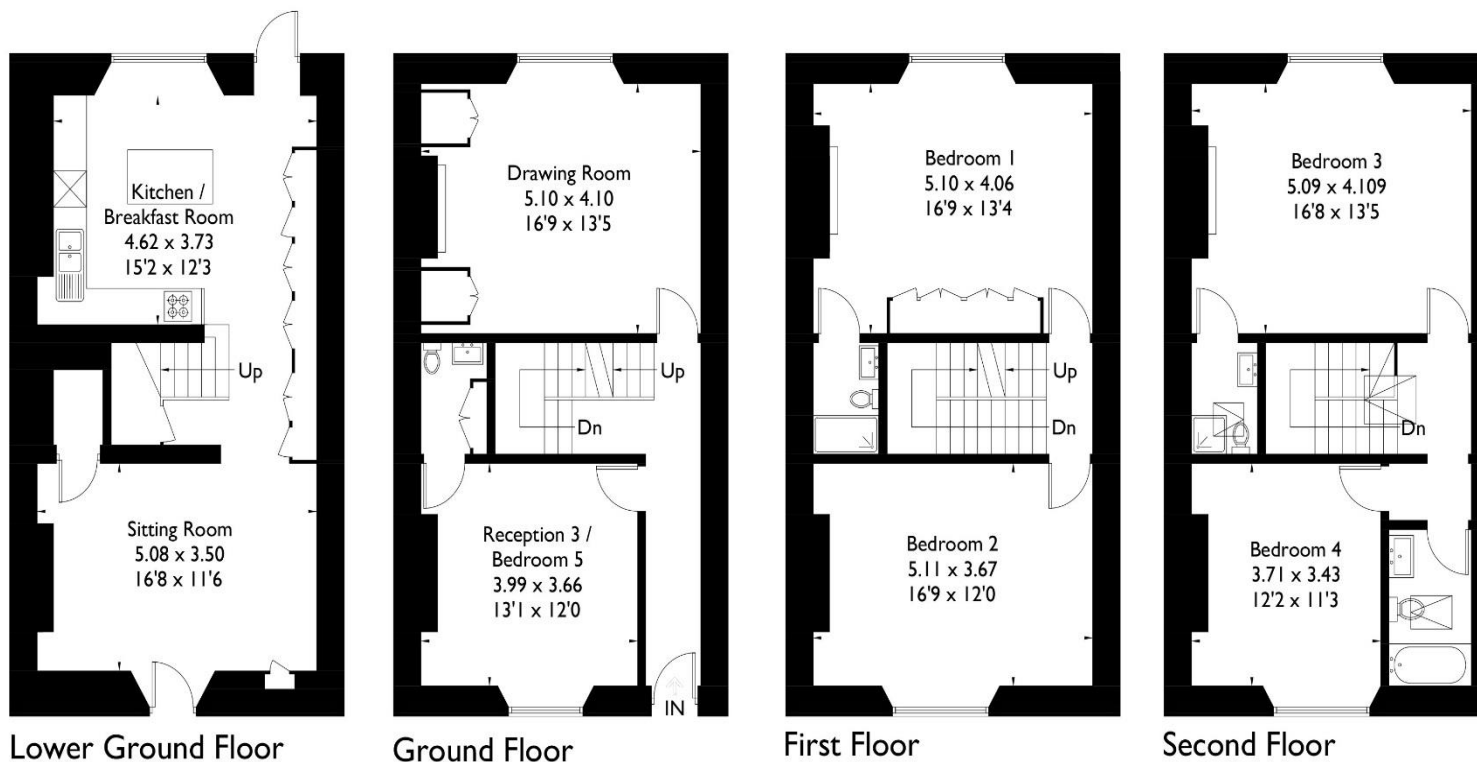
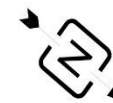


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