



Grange Road, Clifton, BS8 4EA

welcome to
Grange Road

Spacious mid terraced town house located in this sought after Clifton location. In need of modernisation throughout, the property has the potential to create something truly special for all types of buyers. Viewing's to commence from Friday 19th January, strictly by appointment only.



Ground Floor

Entrance Vestibule

Door to front. Stained glass windows to the front aspect. Stained glass door to hallway.

Hallway

Radiator. Original flooring. Ceiling cornice. Stairs rising to the first floor landing. Door with stairwell to basement.

Cloakroom

Obscure single glazed window to lean to. Wash hand basin. W.C. Radiator. Coved ceiling.

Living Room

19' 3" into bay x 12' 9" into alcove (5.87m into bay x 3.89m into alcove)
Sash bay window to the front aspect with secondary glazing. Feature fireplace with gas fire inset. Radiator. Ceiling cornice and picture rail. Bi-fold doors to dining room.

Dining Room

11' 9" x 11' 1" plus door recess (3.58m x 3.38m plus door recess)
Radiator. Coved ceiling and picture rail. Glazed door to lean to.

Lean To

18' 9" x 4' 9" (5.71m x 1.45m)
Single glazed window to the rear aspect. Radiator. Storage cupboards.

Kitchen / Dining Room

18' into bay x 13' 2" into alcove (5.49m into bay x 4.01m into alcove)
Single glazed bay window to the rear aspect. Part single glazed door to rear porch. Wall and base units with worksurface. Twin stainless steel sink drainer unit set into worksurface. Gas range cooker. Plumbing for dishwasher. Space for fridge / freezer. Two radiators. Fitted dresser. Ceiling cornice and picture rail.

Rear Porch

Single glazed window to the rear aspect. Part single glazed door to side.

First Floor

Bedroom One

19' 4" into bay x 13' 5" into alcove (5.89m into bay x 4.09m into alcove)
Sash bay window to the front aspect with secondary glazing. Three radiators. Built-in cupboard into alcove. Ceiling cornice and picture rail. Door to wash room.

Wash Room

8' 11" x 5' 2" (2.72m x 1.57m)
Obscure single glazed window to the front aspect. Wash hand basin. Radiator.

Bedroom Two

18' 1" into bay x 14' into alcove (5.51m into bay x 4.27m into alcove)
Sash bay window to the rear aspect. Three radiators. Fireplace with gas fire inset. Built-in cupboard into alcove. Ceiling cornice and picture rail.

Shower Room

11' 5" x 9' 10" to cupboard plus door recess (3.48m x 3.00m to cupboard plus door recess)
Sash window to the rear aspect. Walk-in double width shower cubicle. Wash hand basin set into vanity unit. Low level W.C. Radiator. Heated towel rail. Picture rail. Airing cupboard housing hot water tank. Storage cupboard.

Cloakroom

Obscure single glazed window to the side aspect. Wash hand basin. W.C.

Second Floor

Bedroom Three

15' 7" max x 14' 8" max (4.75m max x 4.47m max)
Two sash windows to the front aspect. Feature fireplace with gas fire inset. Radiator.

Bedroom Four

14' 6" x 13' 11" into alcove (4.42m x 4.24m into alcove)
Sash window to the rear aspect. Feature fireplace. Radiator.

Bedroom Five

12' into alcove x 11' 8" (3.66m into alcove x 3.56m)
Sash window to the rear aspect. Feature fireplace. Radiator.

Bathroom

Bath with mixer tap over and hand shower. Pedestal wash hand basin. Part tiled walls.

Cloakroom

Single glazed window to the side aspect. Wash hand basin. W.C. Loft access point.

Basement

Hallway

Door to front.

Store Room / Reception Room

18' 6" into bay x 12' 4" into alcove (5.64m into bay x 3.76m into alcove)
Single glazed bay window to the front aspect. Radiator.

Workshop One

17' max x 12' 2" (5.18m max x 3.71m)
Two single glazed windows to the rear aspect. Door leading to the rear garden. Power and lighting. Radiator. Work bench.

Workshop Two

15' 9" max x 11' 3" max (4.80m max x 3.43m max)
Power and lighting. Door to utility room.

Utility Room

18' 7" x 4' plus door recess (5.66m x 1.22m plus door recess)
Single glazed window to the rear aspect. Radiator. Plumbing for washing machine. Wall mounted boiler.

Externally

Front Courtyard Garden

Rear Courtyard Garden



view this property online allenandharris.co.uk/Property/CLI105953



welcome to Grange Road

- Period Mid Terraced Town House
- Two Reception Rooms
- Kitchen / Dining Room. Lean to
- Five Double Bedrooms
- Basement Level

Tenure: Freehold EPC Rating: D

offers in excess of

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/CLI105953

see all our properties on zoopla.co.uk | rightmove.co.uk | allenandharris.co.uk



Property Ref:
CLI105953 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



0117 973 1295



clifton@allenandharris.co.uk



23 Regent Street, Clifton, BRISTOL, Avon, BS8
4HW



allenandharris.co.uk