

17 RICHMOND TERRACE

CLIFTON • BRISTOL



 Knight
Frank

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An elegant Grade II Listed Clifton townhouse*

Entrance hall • Staircase hall • Dining room
Kitchen • Conservatory • Drawing room with covered balcony
Sitting room • Utility • Cloakroom

Master bedroom with dressing room • 4 further bedrooms
2 bath/shower rooms

Lower ground floor incorporating games room
Second sitting room / bedroom 6 with kitchen and ensuite shower
room, currently arranged as a studio apartment
Further shower room



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation



Motorway network is via J19 of the M4 (5.5 miles), J17 of the M5 (6.5 miles) or the M32 (2 miles). Bristol Temple Meads (2 miles) and Bristol Parkway (6 miles) provide direct links to London Paddington (from 90 minutes). Bristol Airport is 9 miles.



Clifton Village is 0.25 of a mile away with its shops, bars & restaurants along with a village butcher, several greengrocers and two express supermarkets. Queens Road provides the same, with Waitrose and Sainsbury's being the larger supermarkets. National retailers are at Cribbs Causeway Regional Shopping Centre (6.5 miles) and Cabot Circus (1.5 miles).



Clifton College, Clifton High School, Bristol Grammar School, QEH, Badminton School are all within the private system. Christchurch Primary School is a popular school a short walk away.



RWA art Gallery, Victoria Rooms, St George's music hall, Bristol Old Vic and Colston Hall, amongst others.

For Sale Freehold

17 Richmond Terrace is a delightful Grade II* Listed townhouse dating back to 1791. The property is arranged with the staircase located centrally allowing the front and rear rooms to be well proportioned and linked by a corridor behind the staircase. This ensures that the house flows well, especially for family living with the principal living rooms on the hall and first floor.

There are numerous period features, most noticeably the portico as you approach the property, as well as the covered balcony at first floor level. These features continue throughout including detailed cornice work, sash windows with original working shutters and period fireplaces.

The bedrooms are across the second and third floor. The master bedroom and dressing rooms are to the front of the house with an additional bedroom and bathroom to the rear. The top floor provides three further bedrooms and a further bathroom.

The lower ground floor provides further accommodation arranged to be either incorporated into the main house or to be used as separate accommodation. To the front of the property, there is separate access with a hall that leads to sitting room 2 / bedroom 6. There is a separate kitchen and ensuite shower room off this room allowing it to be a separate annexe. Beyond a door, there is the games room with ensuite shower room which could be used as additional space to the annexe if required.

The gardens can be reached from this level as well as the conservatory beyond the kitchen which in turn leads to a staircase giving access to the enclosed garden.

Gardens and Grounds

The garden is an enclosed courtyard garden (approx 45ft long) with small areas of planting, typical of this type of townhouse. A door gives access to a communal garden which is a complete surprise and is used by a number of the residents, incorporating vegetable gardens and lawns for children to play in a safe environment.

Services

All mains services are connected. Gas fired central heating.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Bristol City Council Tel: 0117 922 2000

Viewing

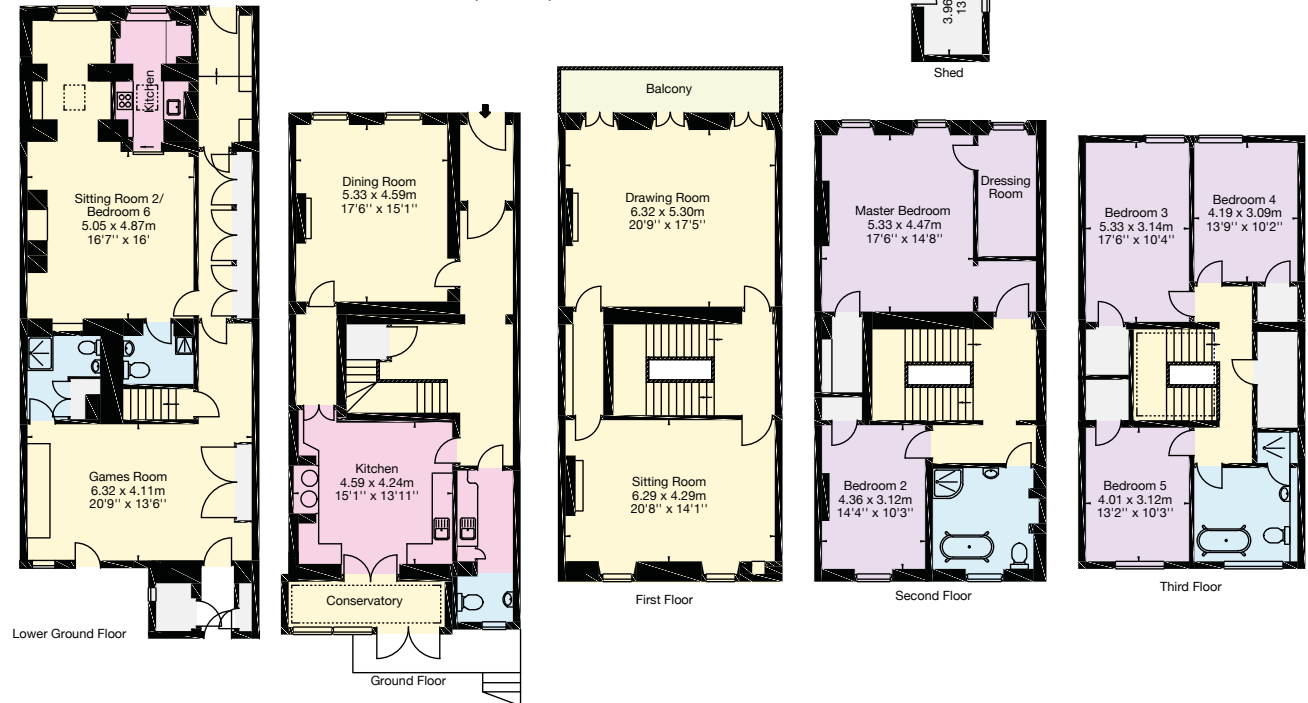
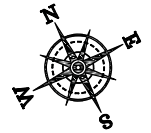
Viewing is strictly by prior appointment with Agents, Knight Frank Tel: 0117 317 1999

Directions (BS8 1AA)

From Knight Frank's offices on Regent Street proceed onto Merchants Road. The property can be seen on the right hand side as you pass Victoria Square.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
466 sq.m (5,020 sq.ft)

Shed
(No less than)
6 sq.m (74 sq.ft)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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This brochure is environmentally friendly

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