



Waterloo Street, Clifton
OIEO £850,000





23 Waterloo Street

Clifton, BS8 4BT

This stunning 2-story property, spanning 1,119.45 square feet, combines modern design with practical functionality.

- THREE BEDROOM HOUSE
- BEAUTIFUL ENCLOSED REAR GARDEN WITH ELECTRIC AWNING
- OFF STREET PARKING
- TWO BATHROOMS
- MODERN KITCHEN AND BATHROOMS
- PRIME CLIFTON VILLAGE LOCATION
- OPEN PLAN KITCHEN/LIVING
- UNDERFLOOR HEATING
- SOLD WITH NO ONWARD CHAIN



The Property

This stunning 2-story property, spanning 1,119.45 square feet, combines modern design with practical functionality. The ground floor features two spacious bedrooms, including a master with fitted wardrobes, wood flooring, and French doors that open to a tranquil enclosed rear garden. The modern bathroom is well-appointed with a bath, walk-in shower, and tiled walls and floors, creating a serene atmosphere. Additionally, the entrance hallway includes a utility cupboard with spaces for a washing machine and dryer, as well as extra fitted storage cupboards.

The second floor boasts a high-ceilinged, open-plan living room and a contemporary kitchen with wood flooring throughout. The kitchen is equipped with integrated appliances and granite countertops. This floor also includes an office room or walk-in wardrobe off the third bedroom at the rear of the property, along with a modern en-suite shower room. Double-glazed sash style windows in the main rooms allow for plenty of natural light, and the property also features an air conditioning system.

The rear garden is beautifully enclosed, featuring raised flower beds, sitting area and patio, along with an electric awning, all finished to a high standard.

Additional benefits of this property include an off-street parking space, Oak flooring, Birchwood solid internal doors, underfloor heating and air conditioning.

The Situation

Located in the highly sought-after Clifton Village, this property is just a stone's throw from landmarks like The Mall and the Avon Gorge Hotel. Residents can enjoy gourmet dining at The Ivy Brasserie and explore a variety of boutiques, cafes, restaurants, and bars. Mall Gardens provide a peaceful retreat, and the property is also close to the Durdham Downs, Clifton Suspension Bridge, Park Street, and Baltic Wharf.

The property is situated near top educational institutions, including Christchurch & Hotwells Primary School, Clifton College, Bristol Grammar School, and Clifton High School, offering excellent educational opportunities.

Entrance Hallway

Double glazed door into the hallway, Oak wood flooring, fitted storage cupboards housing water tank system, plumbing for washing machine and storage area, additional under stairs storage.

Bedroom

Double glazed sash style window to the front aspect, Oak wood flooring

Bedroom

Double glazed sash style window to the rear aspect, double glazed double doors onto the rear garden, fitted wardrobes, Oak wood flooring

Bathroom

White bath with side panel, walk in shower with overhead rainfall attachment, low level W.C, wall mounted vanity unit with matching storage cupboard. Tiled walls and flooring, heated towel rail

Stairs

Stairs leading to the first floor

Living Area

Open plan living area with high level built in shelving, wood flooring, high ceiling with x2 electric remote triple glazed Velux style windows with blackout blinds, Air conditioning/warm air system.

Kitchen/Dining area

Open plan- A range of wall and base units with integrated fridge freezer, oven, dishwasher and electric hob. Granite work tops. Additional storage cupboards included, x2 Double glazed sash style windows to the front aspect.

Bedroom

Double glazed sash style window to the rear aspect, Oak wood flooring

Office/walk in wardrobe

Double glazed sash style window to the rear aspect, electric wall mounted heater.

En-suite shower room

Walk in shower cubicle, sink unit housing low level W.C, tiled floor and walls, electric heated towel rail.

Rear of garden

Enclosed with wall boundary, raised flower beds with sittings area, laid patio, electric awning, power point and lighting.

Front

One parking space, inner lobby housing storage area with tiled flooring.

Additional information

EPC - D

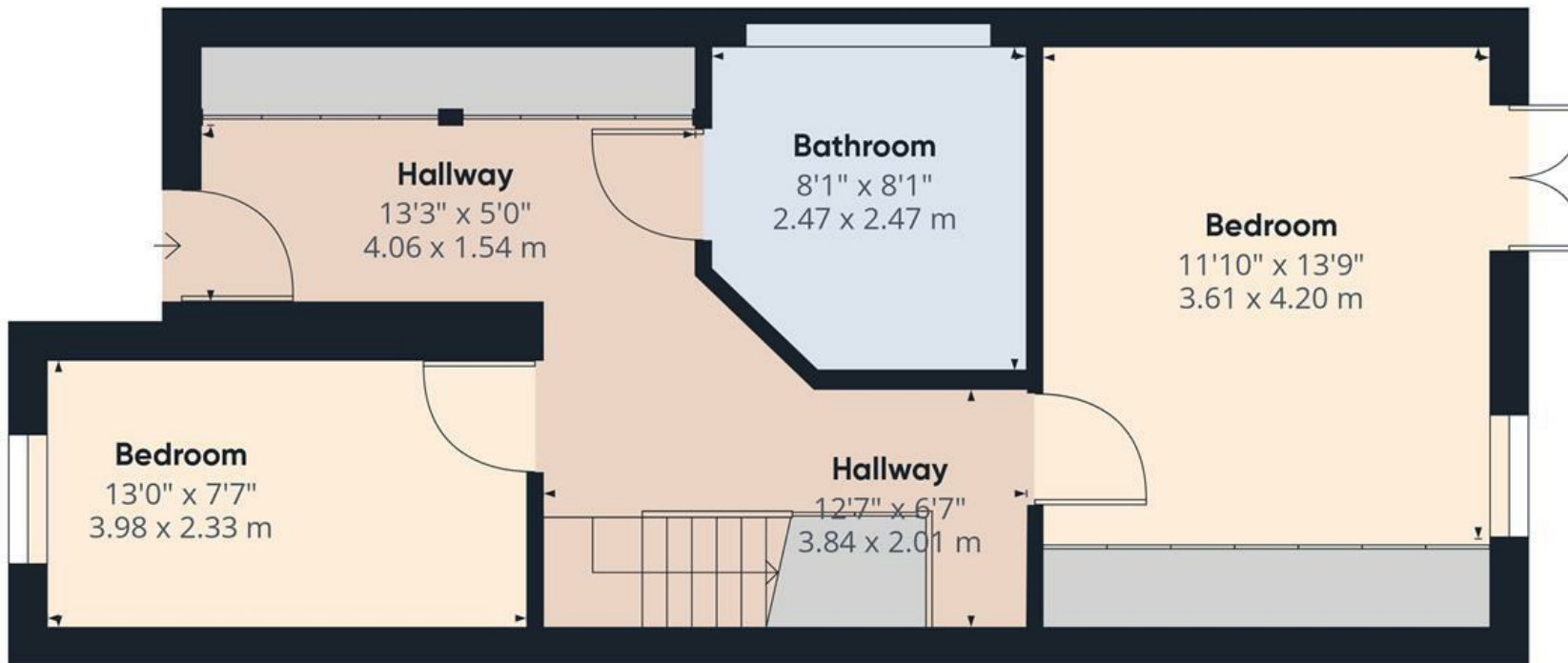
Council tax- Bristol City Council band - E

Freehold

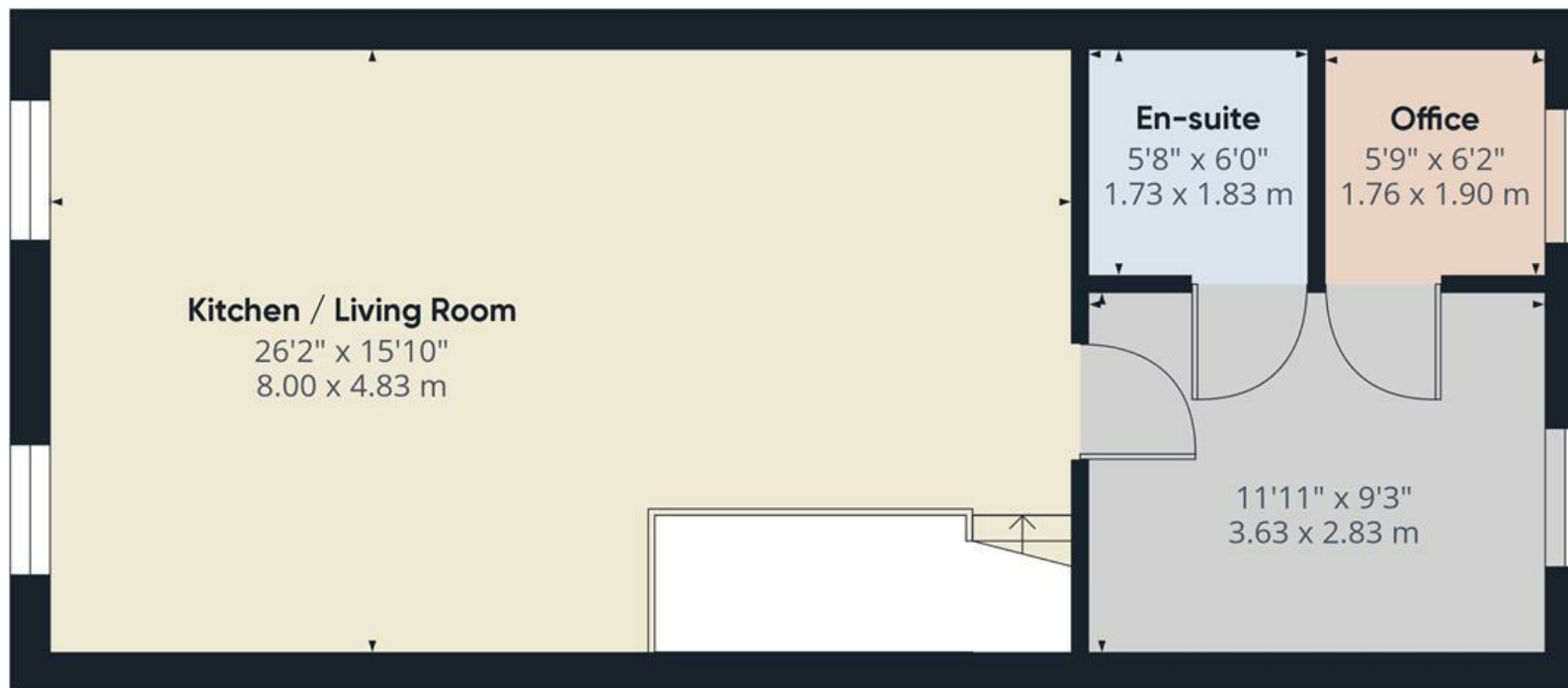
Sold with no onward chain







Floor 0



Floor 1

Approximate total area⁽¹⁾

1119.68 ft²

104.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at www.chasebuchanan.co.uk

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- * Free consultation meetings with no obligation
- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

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We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.

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Miscellaneous items

EPC: D

Council Tax: E

Utilities: All main services

Authority: Bristol

Tenure: Freehold

For more information or to book a viewing, please contact:

T: 0117 973 0041

E: Clifton@chasebuchanan.co.uk

W: chasebuchanan.co.uk

A: 174 Whiteladies Road, Clifton, Bristol, BS8 2XU

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