



46 Worrall Road, Clifton
Guide Price £800,000

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RICHARD
HARDING



46 Worrall Road,

Clifton, Bristol, BS8 2UE

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A beautifully presented Georgian cottage with 3 bedrooms, 2 bath/shower rooms, large living room and open plan kitchen dining snug, gardens and secure parking with EV charging point.

Key Features

- Enjoys a special atmosphere with a relaxed and rustic charm - lots of natural light, whitewashed stone walls, exposed wooden and flagstone flooring.
- Flexible and adaptable accommodation over 3 levels with independent access and en-suite to the ground floor bedroom enabling a potential rental or housing an independent relative.
- Within a hundred yards of the Downs with over 400 acres of recreational space to jog, walk the dog or simply take in the fresh air with a coffee from a number of the local cafes.
- High up in Clifton's 'old quarter' a charming collection of Georgian cottages dotted around the old quarry with a strong community feel seemingly centered around the popular and friendly Port of Call pub.
- Provisions are sourced from a number of independent shops and delis (a superb Italian Deli within 100 yards) with larger supermarkets also available - Whiteladies Road farmers market is every Saturday, Ruby and White butchers and Corks of Cotham wine shop. Good coffee shops, cafes and some very reputable restaurants in Whiteladies Road, Cotham Hill and Chandos Road all within walking distance.





GROUND FLOOR

ENTRANCE VESTIBULE: double glazed window to the side elevation, meter cupboards containing electric and fuse box consumer units, attractive arched doorway with glazed door, opening into:-

LIVING ROOM: (21'0" x 14'7") (6.40m x 4.44m) a stunning room full of natural light with large sash window to the front elevation and wooden double glazed sash windows to the rear, exposed wooden flooring, two radiators, handsome cast iron fireplace with coal effect gas fire, marble surround, mantle and hearth.

BEDROOM 3: (11'9" x 6'11") (3.57m x 2.10m) double glazed sash window to the side elevation and further double glazed window to the rear elevation, radiator, exposed wooden flooring, recessed spotlights.

FIRST FLOOR

LANDING: double glazed window to the rear elevation, loft access to roof space and doors leading to family bathroom and:-

BEDROOM 1: (14'2" x 10'6") (4.31m x 3.21m) wooden sash window to the front elevation, exposed wooden flooring, fitted wardrobes to either side of chimney breast, ornamental cast iron fireplace with hearth, radiator.

BATHROOM/WC: (8'8" x 9'0") (2.64m x 2.74m) sash window to rear elevation, recessed spotlights, wooden flooring. White suite with pedestal wash handbasin, low level wc and a Bette steel bath with shower screen and mains fed shower. Extractor fan, heated towel rail, cupboard housing the gas combination boiler and space and plumbing for washing machine.



LOWER GROUND FLOOR

KITCHEN/DINING/SNUG: (28'0" x 14'3") (8.53m x 4.34m) measured as one but described separately as follows:-

Snug: (14'3" x 11'4") (4.35m x 3.46m) exposed stone walls, flagstone flooring, wood burning stove with rustic exposed wooden mantle, radiator, recessed spotlights, useful understairs storage cupboard, doors leading off to bathroom and bedroom 2.

Kitchen/Dining Room: (13'11" x 13'4") (4.24m x 4.07m) double glazed 'slide and stack' doors to the rear elevation, continuation of flagstone flooring, modern array of base units with Corian working surface, inset sink unit with Quooker tap. Neff induction hob with extractor hood above, Neff 'hide & slide' oven and grill. Integrated Siemens dishwasher.

BEDROOM 2: (9'11" x 9'5") (3.03m x 2.86m) wooden casement window to the front elevation, door providing independent access, recessed spotlights, painted exposed stone walls, radiator. Door to:-

En-Suite: (9'2" x 4'1") (2.79m x 1.24m) shower cubicle with mains fed shower, wooden flooring, painted exposed stone wall, recessed spotlights, radiator.

OUTSIDE

FRONT GARDEN: attractive front garden with stone walls and well stocked flower beds. Stairs leading down to lower ground floor providing the independent access into bedroom 2.

REAR GARDEN: (40'0" x 20'0") (12.18m x 6.09m) a manageable Mediterranean style courtyard garden with flagstones and stone wall borders. A very pleasant sitting out space catching afternoon/evening side westerly aspect. There is off street parking and EV charging point accessed via roller shutter door and further gated access.



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 are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold with a perpetual yearly rent charge of £17.0s.0d p.a. There is a slight nuance in that the gardens of 54-44 Worrall Road are leasehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Worrall Road, Clifton, Bristol, BS8 2UE

Approximate Gross Internal Area = 119.7 sq m / 1289 sq ft

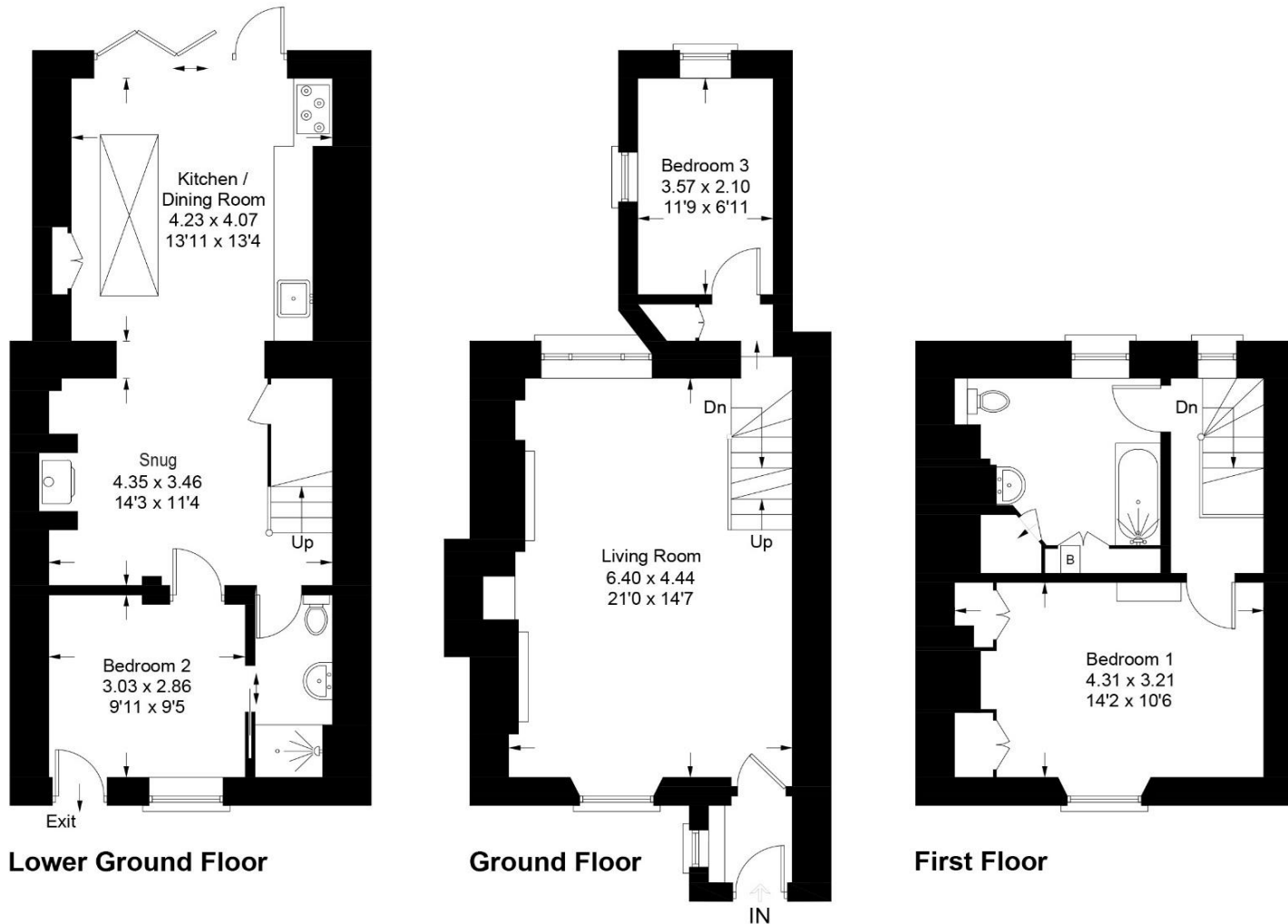


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054501)