



8 North Green Street, Hotwells

Guide Price £600,000 tbc

RICHARD
HARDING



8 North Green Street,

Hotwells, Bristol, BS8 4NE

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Enjoying a quiet tucked away position on the south side of Clifton and convenient for the harbourside, a spacious 3 double bedroom, 3 storey townhouse with kitchen/dining room, dual aspect sitting room and private 28ft x 22ft rear garden. Offered with no onward chain.

Key Features

- **Ground Floor:** entrance hallway, kitchen/dining room, cloakroom/wc.
- **First Floor:** landing, dual aspect sitting room, bedroom 2.
- **Second Floor:** landing, bedroom 1, bedroom 3, family bathroom/wc.
- **Located in the CH residents parking zone.**
- **A discreet backwater location on the fringes of the harbourside and Clifton village with its fashionable bars, boutiques and restaurants. Bristol's city centre is a short distance away and accessed via the A4. The docks provide leisure activities such as sailing and kayaking.**

Route to the property: approaching the property from Clifton Village and the Suspension Bridge go down Sion Hill, pass the left hand turnings into Royal York Crescent and York Gardens and then bear to the right down Granby Hill and take the second left into Hope Chapel Hill. Continue along this road until reaching the crossroads taking the turning on the left hand side into North Green Street and the property is a short way along on the left hand side.





GROUND FLOOR

APPROACH: from the pavement of North Green Street, one step leads up to the front entrance door.

ENTRANCE HALLWAY: ceiling light point, understairs storage cupboard, radiator, skirting boards, stairs ascending to the first floor landing, door leading to kitchen/dining room and cloakroom/wc.

CLOAKROOM/WC: a white cloakroom suite comprising low level wc, corner wash hand basin with tiled splashback with storage cupboards beneath, window to the front elevation, ceiling light point, tiled flooring.

KITCHEN/DINING ROOM: (22'4" x 15'9") (6.80m x 4.80m) the kitchen comprises of wooden wall, base and drawer units with square edge worktop over with matching upstand, 1½ bowl stainless steel sink with drainer unit to one side and mixer tap over, space for the following appliances range style cooker, dishwasher, washing machine and upright fridge/freezer, window to the front elevation, space for large dining room table and chairs, double radiator, 3 ceiling light points, windows overlooking the rear elevation, door giving access to private rear garden, tiled flooring, moulded skirting boards.

FIRST FLOOR

LANDING: with Juliette balcony overlooking the front elevation, ceiling light point, stairs ascend to the second floor landing, skirting boards, doors leading to dual aspect sitting room and bedroom 2.

SITTING ROOM: (17'6" x 11'7") (5.34m x 3.53m) 2 doors to the front elevation both with Juliette balconies, 3 large windows overlooking the rear elevation and private rear garden, 2 ceiling light points, double radiator, telephone point, skirting boards.

BEDROOM 2: (10'11" x 9'11") (3.33m x 3.02m) a double bedroom with ceiling light point, dado rail, 2 windows overlooking the rear elevation, radiator, telephone point, skirting boards.

SECOND FLOOR

LANDING: Velux window to the front elevation with storage cupboard beneath, additional storage cupboard housing Vaillant combi boiler, ceiling light point, skirting boards, doors leading to bedroom 1, bedroom 3 and family bathroom/wc.

BEDROOM 1: (11'7" x 10'11") (3.53m x 3.33m) a double bedroom with window to rear elevation, built in wardrobe with hanging rail, double radiator, telephone point, skirting boards.

BEDROOM 3: (10'11" x 10'2") (3.33m x 3.10m) a small double bedroom with window to the rear elevation, ceiling light point, double radiator, skirting boards.

FAMILY BATHROOM/WC: a white suite comprising of low level wc, wall mounted wash hand basin, panelled bath with system fed shower over, glass shower screen, Velux window to the front elevation, inset ceiling downlighters, double radiator, tiled surround, wood effect vinyl flooring.

OUTSIDE

REAR GARDEN: (28ft x 22ft) (8.53m x 6.71m) patio area leading directly off of the kitchen/dining room with outside light and tap. Raised section of garden (which is level) mainly laid to chippings with a variety of shrubs and plants to the borders, fully enclosed by a mixture of wooden fencing and stone wall boundary.



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. 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		84 B
69-80	C	71 C	
55-68	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.

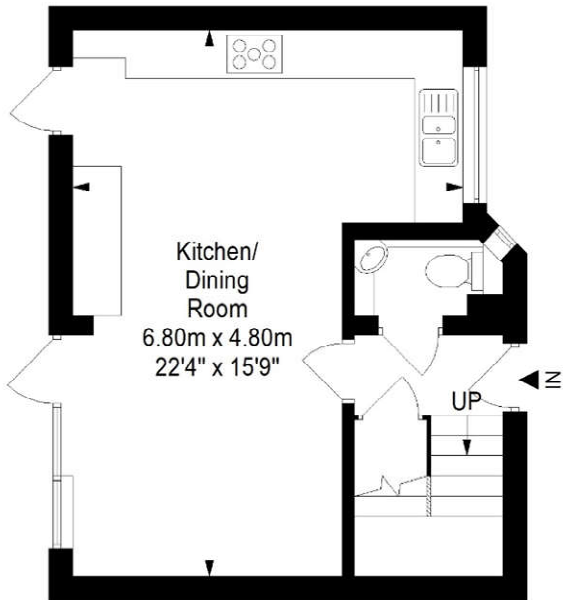




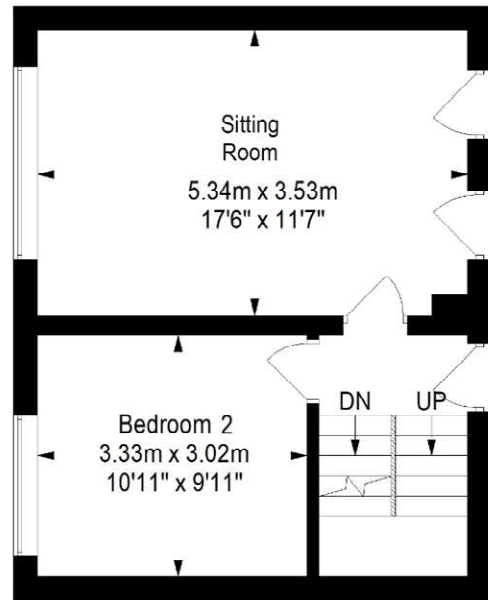


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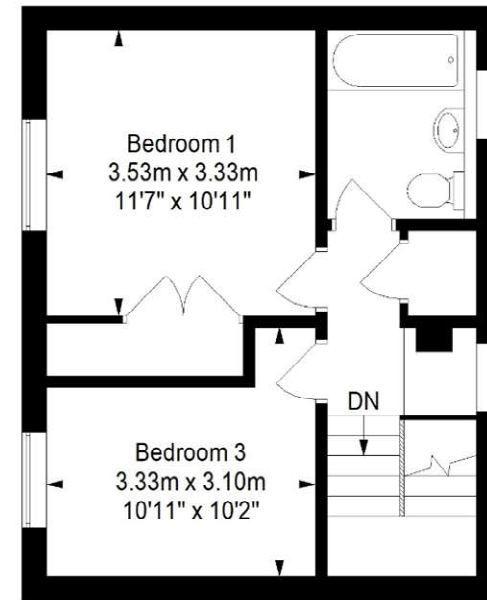
Approximate Gross Internal Area = 108.5 sq m/ 1167.9 sq ft



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print