



41 Wellington Park, Clifton  
Guide Price £875,000

RICHARD  
HARDING

# 41 Wellington Park,

Clifton, Bristol, BS8 2UW

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Handsome and impressive bay fronted Victorian period semi-detached family house (circa 2,450 sq. ft) offering extensive and generously proportioned accommodation, located on much sought after road close to the Downs and Whiteladies Road, having front and rear gardens plus single garage.

To be sold for the first time in forty years, having been a much loved family home but now requiring modernisation, and yet retaining an abundance of period features including fireplaces, sash windows and ornate moulded plasterwork.

Excellent position, only a few hundred yards from Whiteladies Road / Blackboy Hill, convenient for the Downs and Clifton Down train station, easy access to the city centre, University and Park Street environs. Within the AFP for Cotham School and within easy reach of an excellent selection of independent schools including Clifton College, QEH, Clifton High and Bristol Grammar School.

**Ground Floor:** entrance vestibule, reception hall, dining room interconnected with kitchen.

**Cellar:** utility room, workshop, store rooms.

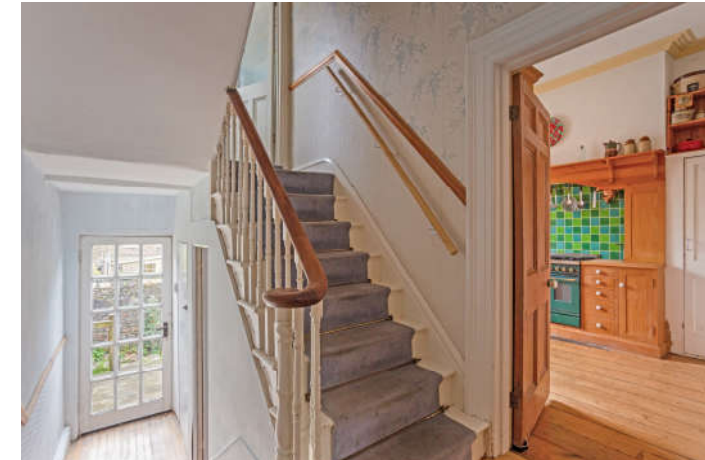
**First Floor:** landing, sitting room interconnected with study (could alternatively be a principal bedroom with dressing room), separate WC.

**Second Floor:** landing, two double bedrooms, separate WC.

**Top Floor:** double bedroom, family bathroom.

**Outside:** easy maintenance front garden, south-easterly facing rear garden, single garage.

**A much loved family home in a prime Clifton location now to be sold with no onward chain.**





## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

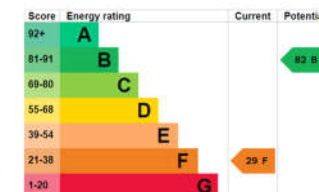
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**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: F

### PLEASE NOTE:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.



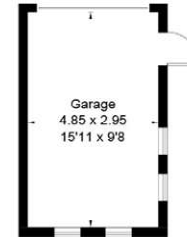
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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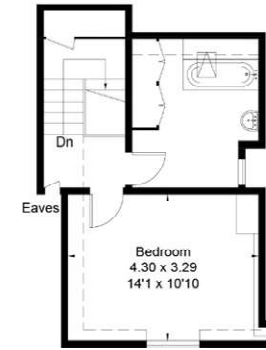
Approximate Floor Area = 227.7 sq m / 2451 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 242 sq m / 2605 sq ft

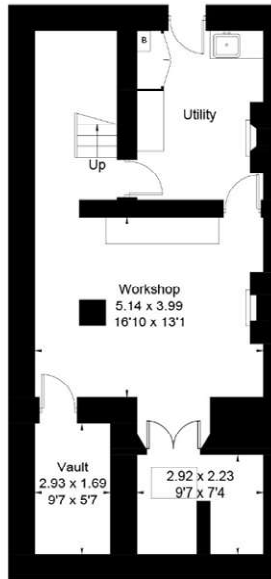


Garage  
4.85 x 2.95  
15'11 x 9'8  
  
(Not Shown In Actual  
Location / Orientation)

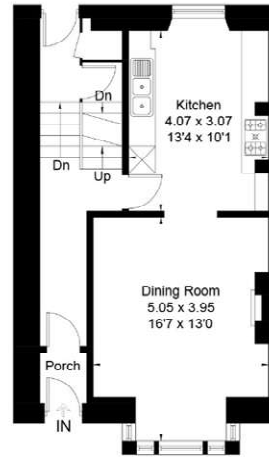


Third Floor

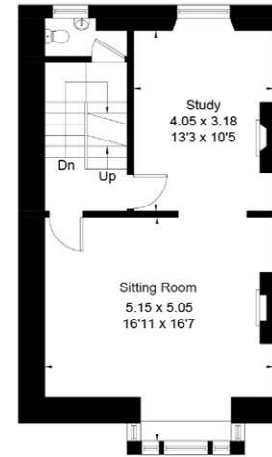
= Reduced head height below 1.5m



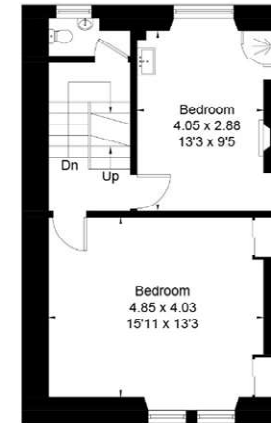
Lower Ground Floor



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66254