



1 Gorse Lane, Clifton  
Guide Price £675,000

RICHARD  
HARDING



# 1 Gorse Lane

Clifton, Bristol, BS8 1DH

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A conveniently located, 3/4 bedroom, 3 bath/shower room, mid-terraced modern townhouse with accommodation arranged over four levels, benefitting from integral garage, courtyard garden and two rooftop terraces.

Built in 2008 and offering spacious accommodation in a superb location close to the harbourside, Clifton Village and the Triangle are all within 500 metres – a short walk to Brandon Hill with cityscape views and the impressive Cabot Tower.

The accommodation comprises an entrance hall at ground floor level with internal access to a single garage and an en-suite double bedroom located at the rear providing access to the courtyard garden.

The first floor has two further double bedrooms, one with an en-suite shower room and an additional family bathroom. The open-plan kitchen/dining/living is dual aspect and located on the second floor, which takes advantage of the views towards Brandon Hill, with a contemporary kitchen having granite worktops and integral appliances. Stairs then ascend to the top floor level which is a light filled double bedroom or further reception room (depending upon individual requirements with roof top terraces to both the front and rear elevations. To the rear there is a delightful wooded outlook providing good privacy and to the front beautiful elevated views towards Brandon Hill Park and QEH School.

Now to be sold with no onward chain making a prompt move possible.







## 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 leasehold with the remainder of a 1000 year lease less 10 days from 29 September 1854. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### PLEASE NOTE:

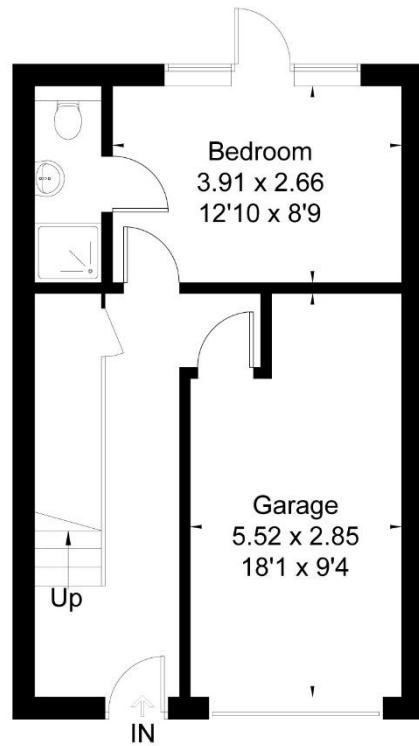
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

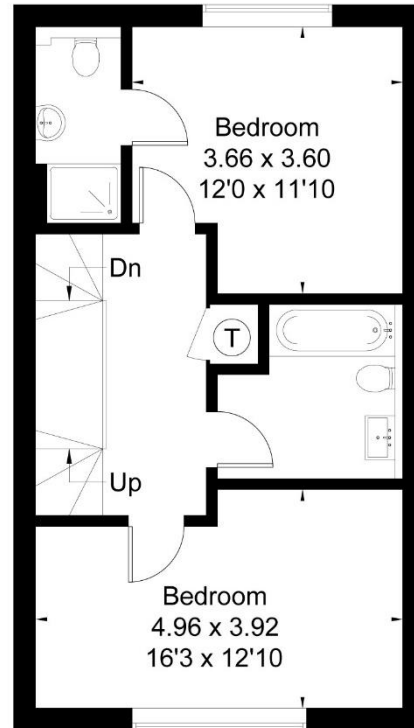
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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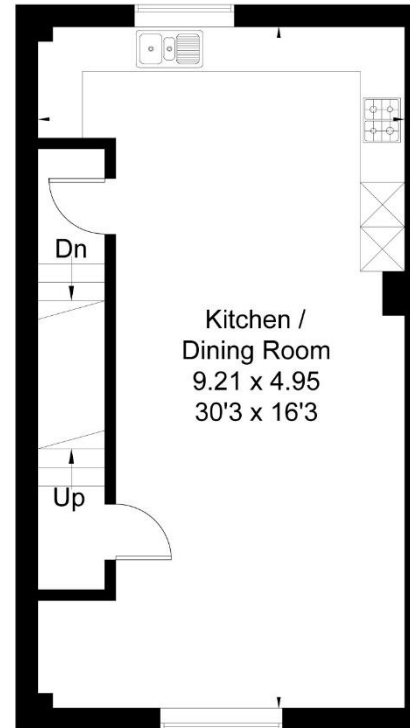
Approximate Floor Area = 152.0 sq m / 1636 sq ft



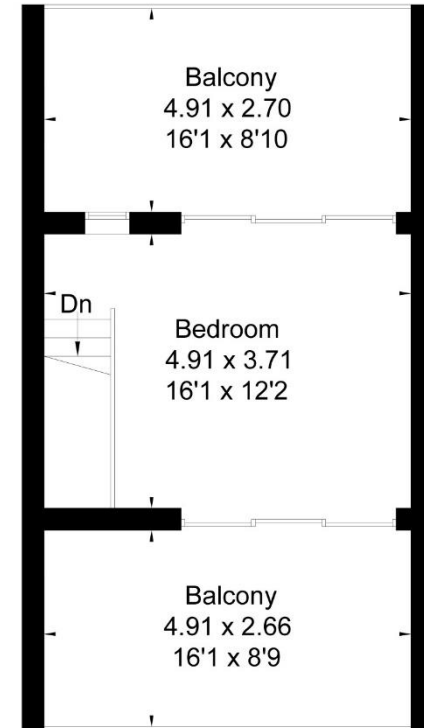
Ground Floor



First Floor



Second Floor



Third 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 #66584