



7 Sutherland Place, Clifton
Guide Price £775,000

RICHARD
HARDING



7 Sutherland Place,

Clifton, Bristol, BS8 2TZ

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A unique, versatile and spacious (1,677 sq. ft.) period town house nestled just off the Downs in a charming and historic part of Clifton. Enjoying a bright and freshly updated interior, a fabulous roof terrace with spectacular views, rear garden terrace and the incredibly rare advantage of an extensive basement garage/studio space.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Owned by the current family for generations, this quirky period home offers incredible versatility, outdoor space and ample garaging.
- Has been fully re-wired and new heating system installed.
- Basement workshop/garage with roller shutter vehicular access, power, light and space for 2+ vehicles or a vehicle and a studio space (gym, hobby room etc.).
- A truly impressive home in a fabulous location offering so much more than expected; one which must be viewed to be truly appreciated.





GROUND FLOOR

APPROACH: via short pathway leading off pavement level to the front door to the house.

ENTRANCE HALLWAY: a welcoming entrance hallway with staircase rising to the first floor landing and descending to the kitchen/dining room, wood flooring, low level meter cupboard housing fuse box for electrics, contemporary upright radiator. Doors off to bedroom 2 and bathroom/wc.

BEDROOM 2: (13'3" x 8'7") (4.04m x 2.61m) new hardwood sash window to front, period style radiator.

BATHROOM/WC: white suite comprising panelled bath with system fed shower over, low level wc, wash basin with storage beneath, sash window to rear offering a lovely outlook over Richmond Dale cottages towards Quarry Steps.

FIRST FLOOR

LANDING: staircase continuing up to a hatch providing access out onto the roof terrace. Doors leading off to bedroom 1 and bedroom 3.

BEDROOM 1: (front) (10'5" x 10'3") (3.17m x 3.12m) a double bedroom with new hardwood double glazed sash window to front, radiator, built-in wardrobes, door accessing:-

En-Suite WC: low level wc, wash basin with storage cabinet beneath, tiled floor.

BEDROOM 3: (rear) (9'7" x 8'9") (2.91m x 2.67m) a perfect spare bedroom or home office with a sash window to rear offering a wonderful outlook over the cottages behind, radiator.

LOWER GROUND FLOOR 1

Staircase descends into:-

KITCHEN/DINING/LIVING ROOM: (20'5" x 13'6") (6.22m x 4.11m) a fabulous sociable kitchen/dining/living space with a new fitted kitchen comprising base and eye level cupboards and drawers with laminated worktop over, integrated electric oven with ceramic hob and extractor fan over, inset 1 ½ bowl sink and drainer unit, further appliance space, wood flooring in the kitchen area flows through into carpeting in the living/dining area, which has an attractive feature recessed fireplace, contemporary upright radiator. Double glazed to front accessing a sunken front courtyard, with an outdoor tap. The kitchen area has inset spotlights and a sash window to rear overlooking the rear garden terrace. Staircase leads down from the kitchen/dining room into the lower floor living room.

LOWER GROUND FLOOR 2

LIVING ROOM: (13'6" x 11'11") (4.11m x 3.64m) inset spotlights, contemporary upright radiator, French doors to rear accessing a level paved sun terrace. Door leads off the living space to:-

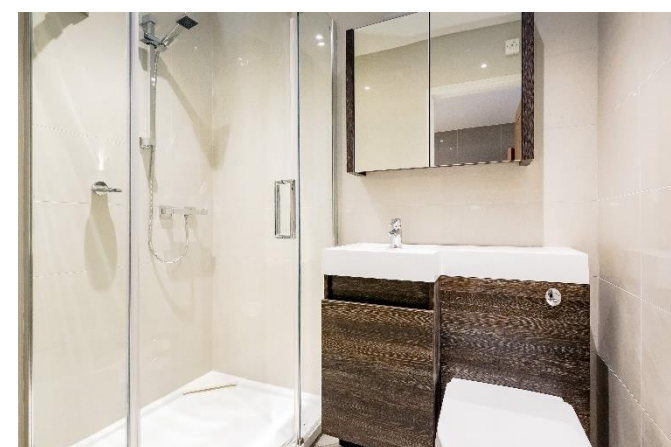
UTILITY ROOM: (8'4" x 6'6") (2.55m x 1.98m) newly fitted base and eye level units with worktop over and inset sink, appliance space, tiled floor, part tiled walls, radiator, door accessing a staircase down into basement storage area and garage. Door off to:-

Shower Room/WC: white suite comprising corner shower enclosure, low level wc with concealed cistern, wash hand basin set into a counter with storage cabinet beneath, tiled walls, tiled floor, heated towel rail.

LOWER GROUND FLOOR 3

BASEMENT STORAGE AREA & GARAGE: (19'4" x 13'6" plus 13'7" x 13'5") (5.88m x 4.12m plus 4.15m x 4.08m) an incredibly rare asset for a Clifton property with an extensive garage/workshop space with power, light, provision for Ev charging and vehicular access from the road behind (Belgrave Hill). This extraordinary large garage would be perfect for a hobby, gym or studio space, or for storage of vehicles.





OUTSIDE

ROOF TERRACE: (21'9" x 13'0") (6.63m x 3.96m) large flat roof terrace enjoying all the day's sunshine and breathtaking cityscape views.

GARDEN TERRACE: there is a paved sun terrace leading directly out from the living room with steps down to the road behind and a perfect outdoor seating area. Additionally, there is the roof terrace to enjoy the views and incredible sunsets.

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 for the remainder of a 1000 year lease which commenced on 21 December 1844 with a ground rent of £8 p.a. This information should be checked with your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

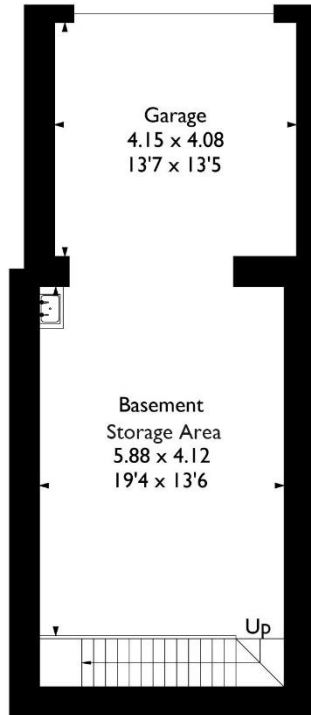
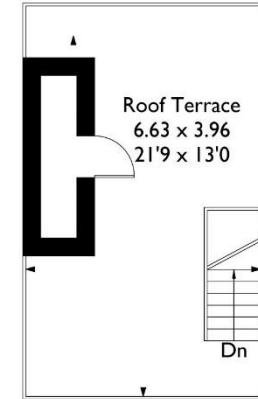
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



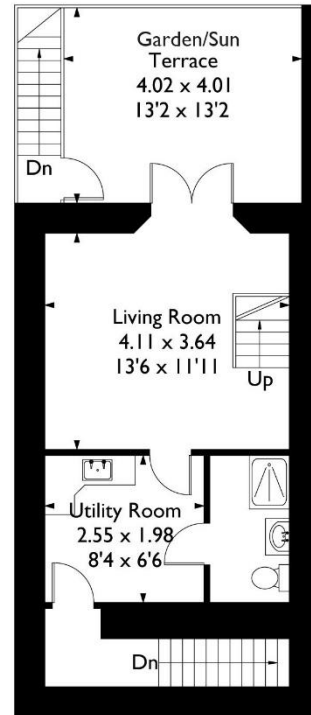


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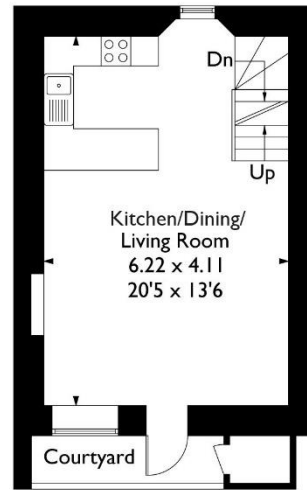
Approximate Gross Internal Area = 155.84 sq m / 1677.44 sq ft



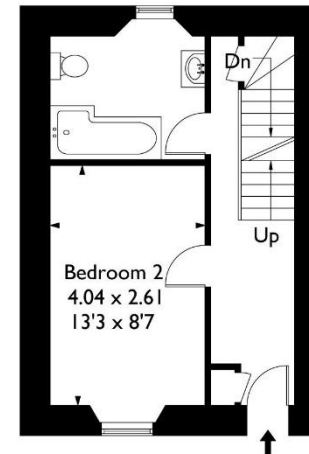
Lower Ground Floor 3



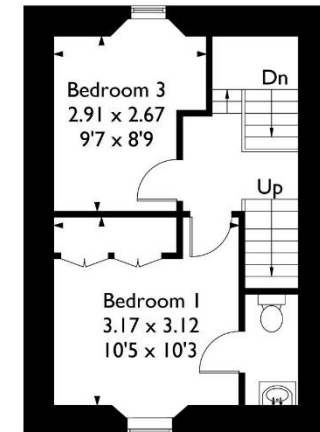
Lower Ground Floor 2



Lower Ground Floor 1



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.