



3 Normanton Road, Bristol
Guide Price £775,000

RICHARD
HARDING

3 Normanton Road, Clifton

Bristol, BS8 2TY

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HARDING

A bright and spacious Victorian period town house set over three storeys and offering 3 bedrooms, 2 receptions and a generous sunny south-westerly facing walled rear garden.

Key Features

- A classic town house which offers the flexibility to adjust according to needs, could be a 4 bedroom house with 1 reception or 2 bedroom 3 reception.
- Located in a very popular and convenient location in a quiet side street close to both Whiteladies Road and also Durdham Downs which provide approximately 400 acres of green open space to enjoy.
- **Ground Floor:** entrance hallway, sitting room, bedroom 3, downstairs wc.
- **Lower Ground Floor:** dining room, kitchen, wc.
- **First Floor:** bedroom 1, bedroom 2, bathroom, shower room.
- An excellent opportunity to purchase a realistically priced Victorian period townhouse in a very popular Clifton location.

GROUND FLOOR

APPROACH: wrought iron garden gate opens into front courtyard and steps lead up to a front door with overlight. Further steps lead down to lower ground floor entrance.

ENTRANCE VESTIBULE: ceiling corning and partially glazed door with overlight opening into:

ENTRANCE HALLWAY: (17'1" x 3'9") (5.21m x 1.14m) doors lead off to the sitting room, bedroom 3 and WC. Stairs rise to the first floor and stairs descend to the lower ground floor. Period archway, ceiling corning, radiator.

SITTING ROOM: (front) (15'4" into bay x 12'0") (4.67m x 3.66m) bay window to the front elevation comprising a central large sash window and windows to either side. Radiator and useful storage recess.

BEDROOM 3: (rear) (12'3" x 11'3") (3.73m x 3.43m) double glazed sash style window to the rear elevation overlooking the rear garden. Recessed wardrobe and radiator.

DOWNSTAIRS WC: (8'2" x 3'10") (2.49m x 1.17m) low level wc, wash hand basin with storage cupboard underneath, double glazed sash style window to the rear elevation. Radiator.

LOWER GROUND FLOOR

HALLWAY: with doors opening into the kitchen and dining room (front), independent access to the front elevation. Lower ground floor wc. Radiator and under stairs WC.

DINING ROOM: (front) (15'1" into bay x 11'10") (4.60m x 3.61m) bay window to front elevation comprising three double glazed sash style windows. Built-in storage cupboard beneath stairs. Radiator.

KITCHEN: (15'3" x 11'9") (4.65m x 3.58m) bright room with direct access out onto the sunny south-westerly facing garden. Range of modern gloss white wall and base units. Two sash double-glazed windows to the rear elevation and a timber and partially double glazed stable door to the rear elevation opening out onto the rear garden.

LOWER GROUND FLOOR WC: low level wc.

FIRST FLOOR

LANDING: doors off to bedrooms 1, bedroom 2, shower room and bathroom. Skylight providing natural light into the landing. Radiator.





BEDROOM 1: (front) (12'10" into shallow window recess x 12'7" overall inclusive of wardrobe) (3.91m x 3.84m) two large sash windows to the front elevation. Radiator.

BEDROOM 2: (rear) (12'8" into shallow window recess x 11'0") (3.86m x 3.35m) double glazed sash style window to rear elevation, radiator. **Airing Cupboard** with fitted shelving and hot water tank.

BATHROOM/WC: (8'8" x 4'11") (2.64m x 1.5m) white suite comprising low level wc, wash hand basin, claw foot bath, partially opaque double-glazed sash window to rear elevation, partially tiled walls.

SHOWER ROOM: (9'7" x 3'4") (2.92m x 1.02m) shower enclosure, heated towel rail, wash hand basin, opaque double glazed sash window to the front elevation.

OUTSIDE

REAR GARDEN: (38ft x 16ft) (11.58m x 4.88m) shower enclosure, heated towel rail, wash hand basin, opaque double glazed sash window to the front elevation.

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 an annual rent charge of £6. This information should be checked with your legal adviser.

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

PLEASE NOTE:

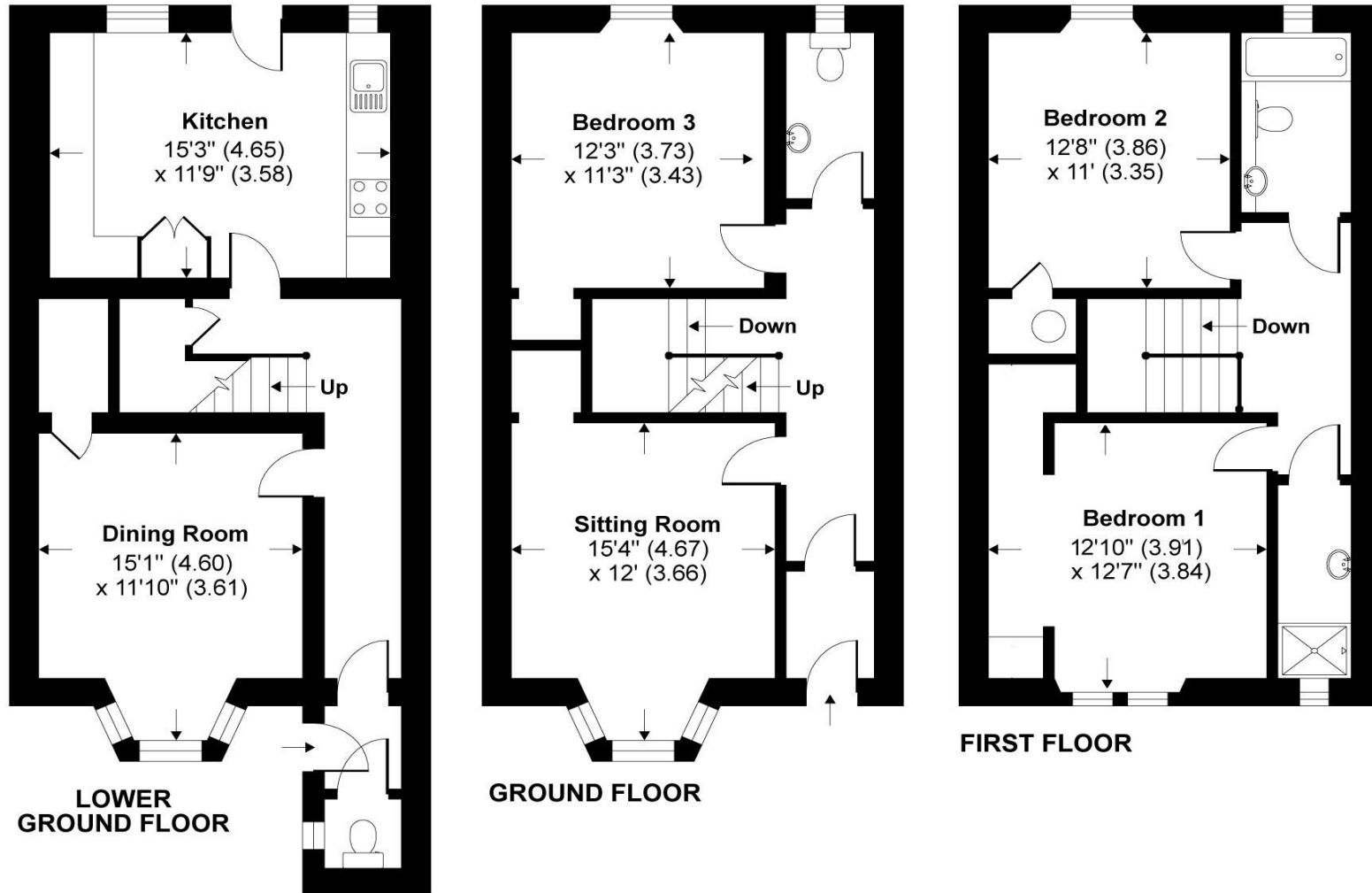
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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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APPROX. GROSS INTERNAL FLOOR AREA 1626 SQ FT 151.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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