



33 Constitution Hill, Clifton  
Guide Price £450,000

RICHARD  
HARDING



# 33 Constitution Hill,

Clifton, Bristol, BS8 1DG

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A 2 bedroom, 2 bathroom Georgian mid-terraced cottage with raised south facing terraced courtyard garden with close links to Clifton Village, Brandon Hill and the Harbourside.

## Key Features

- A beautiful mid-terraced period property with unique charm and a country cottage feel despite its central location.
- Two double bedrooms with bay windows with attractive views from both.
- A peaceful and fully enclosed south facing courtyard rear garden.
- Situated in the CH residents parking zone.

## GROUND FLOOR

**APPROACH:** from the street, a 4 panelled wooden door with fanlight into:-

**HALLWAY:** short hallway which opens through to kitchen with meter cupboard at head height housing gas meter and metal enclosed electric consumer unit. Internet connection, painted stone walls, wooden flooring and wooden door opens to:-

**Understairs Store Cupboard:** a small store cupboard positioned under the turning staircase.

**KITCHEN/BREAKFAST ROOM:** (12'11" x 11'6") (3.94m x 3.50m) six paned wood framed window to front elevation, wooden flooring continues, square edged work surfaces with shaker style undercounter units with integrated dishwasher and washing machine, Belfast sink with swan neck mixer tap, space for 5 ring range cooker and extractor hood, space for free standing fridge/freezer. Wall mounted cupboard housing boiler, painted exposed beam through the centre of the kitchen, wall mounted shelving and internal window/hatch with shelving opens to adjacent sitting room. Space for breakfast table around benches with storage beneath to the corner of the room and turning staircase from this level rises to the first floor landing.

**SITTING ROOM:** (14'4" x 12'4") (4.36m x 3.75m) double glazed patio doors to rear elevation open directly onto rear courtyard garden with further natural light from double glazed wood framed Velux skylight above. Wooden flooring, built in shelving with radiator below opposite a wide fireplace recess with wooden mantle, tiled hearth currently housing a log burner.

**SHOWER ROOM:** accessed from the sitting room, obscure wood framed window to rear elevation in the direction of the garden with low level wc, wall hung hand basin with splashback tiling, shaving point and light, mains fed heated towel rail, shower cubicle with mains fed shower hose and slate tiled flooring throughout.

## HALF LANDING

Turning wooden staircase rises to half landing with double glazed skylight and access to bedroom 2.

**BEDROOM 2:** (14'3" x 10'5") (4.35m x 3.18m) bay fronted room with wood framed sash windows into bay to front elevation with pleasant street scene views of Brandon Hill and Cabot Tower. Brick recess with built in shelving, head height twin storage cupboards, painted wooden beam, wood framed double glazed skylight for further natural light and integrated period corner display cabinet.







**BEDROOM 1: (12'4" x 12'6") (3.82m x 3.75m)** exposed wooden flooring, small wood framed bay window to rear elevation overlooking garden and further gardens beyond and built in storage cupboards below the bay. Further built in store cupboard positioned over the staircase, radiator, partially exposed rafters, shelving built into small alcove and internal door through to:-

**Ensuite Bathroom/wc:** natural light from obscured skylight, painted wooden floor, bath with mixer tap and shower attachment with tiled enclosure, close coupled wc, hand basin set into vanity unit with shaving light and shaving point above, mirrored medicine cabinet, extractor fan, radiator.

### OUTSIDE

**GARDEN:** a raised courtyard garden extends away from the property and is accessed via the sitting room and opens to a south facing upper terrace laid to stone chippings with railway sleeper borders and a mixture of stone and brick walls to 3 sides.

### 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:**

- 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.

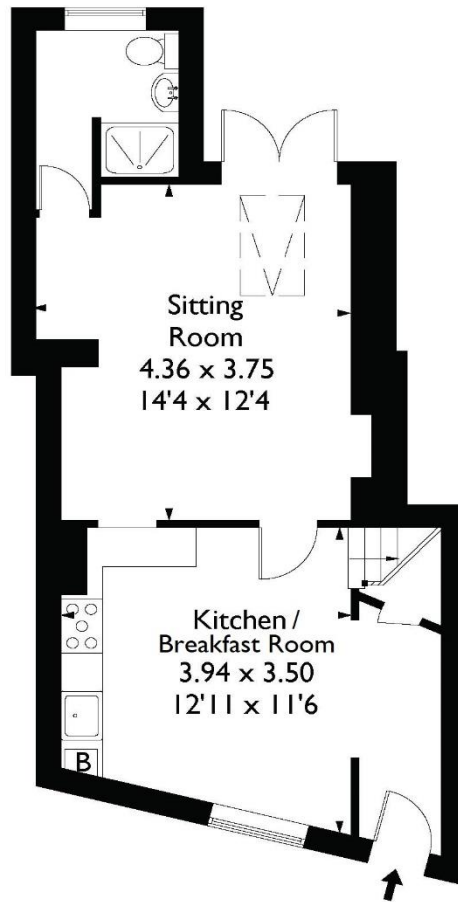


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

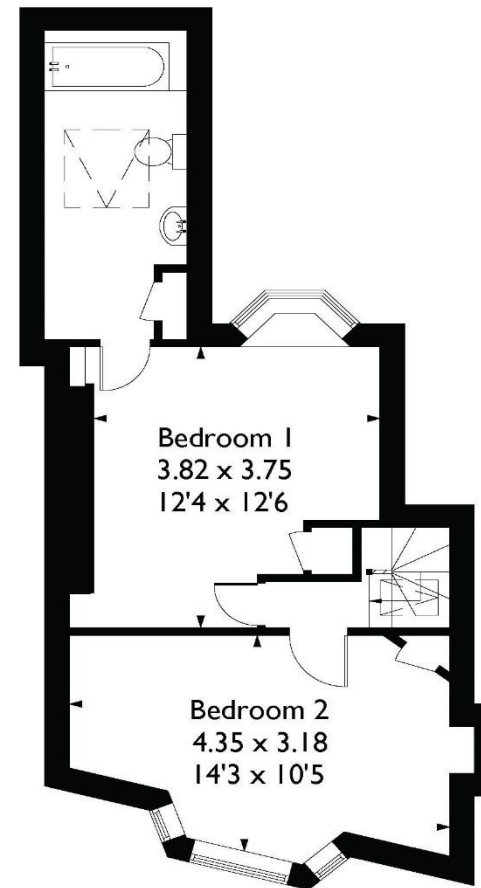
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area 68.1 sq m / 733.1 sq ft



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.