



Ground and Lower Ground Floor Maisonette, 2 Gloucester Street

Guide Price £525,000

RICHARD
HARDING



Ground and Lower Ground Floor Maisonette, 2 Gloucester Street, Clifton, Bristol, BS8 4JF

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Situated along a quiet & picturesque cobbled side street discreetly nestled in the heart of Clifton Village, a golden opportunity to acquire an exceptionally well proportioned & versatile four bedroom, two bathroom (including master with en-suite), courtyard garden maisonette occupying the ground & lower ground floor of a striking Grade II Listed Georgian building.

Key Features

- A substantial courtyard garden maisonette in a first-class Clifton Village location being ideally situated within easy reach of the best that Bristol has to offer. Clifton Village itself offers a vast array of local boutique shops, restaurants and cafes, whilst also being close to the Clifton Suspension Bridge and the Downs. Park Street, The Triangle and Whiteladies Road are all only a short stroll away with a diverse range of shops, bars, restaurants, museums, art galleries and music venues. The Bristol Beacon, St George's Concert Hall, The Hippodrome, the harbourside and the medical and academic districts are all within 1km. A little further afield are the expansive green open spaces of Leigh Woods and Ashton Court.
- A remarkable and characterful maisonette which due to its generous internal and external dimensions, combined with rear access out from the courtyard garden which leads onto Portland Street and thus acting in turn as a private entrance, result in an atmosphere reminiscent of a house rather than an apartment.
- Four well-proportioned bedrooms, including master bedroom with en-suite.
- A bright and airy maisonette flooded with natural light finished to a high standard throughout.
- Our vendor client has already secured an onward purchase, in turn enabling a prompt move for a potential purchaser.





ACCOMMODATION

APPROACH: the property is accessed via pavement over a single concrete step which leads to a four panelled wooden front door which leads into a recently decorated, bright and well maintained communal entrance hallway, staircase descends to the lower ground floor of the building and staircase ascends to the upper flats. Immediately on your left hand side via four panelled wooden door is the private entrance to the ground and lower ground floor maisonette which leads into:

ENTRANCE HALLWAY: a very well-proportioned space with room for decorative furniture instantly accentuating the feel of space as found throughout. Access off to bedroom 4/study room on the left hand side and family bathroom to the right hand side and immediately in front of you a secondary door leads through to the living space and provides access to the rest of the maisonette. Laid with wooden laminate flooring, moulded skirting boards, intercom entry system, light point, ceiling rose, wall moulded fuse board.

FAMILY BATHROOM/WC: laid with tiled effect lino flooring, low level wc, pedestal wash hand basin with chrome tap over, bath cubicle with glass insert and wall mounted shower head and controls over, extractor fan, painted gas column radiator, stylish wall tiles on three sides, light point, light coming in from the side elevation via upvc double glazed frosted window providing a degree of privacy but allowing plenty of natural light through. An exceptionally well-proportioned family bathroom which has recently been renovated by the current owners to a high standard throughout.

LIVING SPACE: (15'0" x 12'6") (4.57m x 3.81m) plenty of natural light flooding through from the rear elevation via single sash window overlooking the courtyard garden enclosed by secondary glazing and second window above staircase also with secondary glazing providing further wonderful light into the living space and staircase, wooden laminate flooring, moulded skirting boards, tv point, internet point, light point with ceiling rose, inset ceiling downlights. Staircase descends down to the lower ground floor of the maisonette where you are immediately met with the lower ground floor landing. Door leads off to bedroom 2.

BEDROOM 2: (13'9" x 7'10") (4.14m x 2.51m) wooden laminate flooring, gas radiator, moulded skirting boards, light point with ceiling rose, light flooding through from the front elevation via a single sash window with the lower half being partially frosted providing a degree of privacy from the street scene and the current owners have installed secondary glazing behind for added insulation. An exceptionally well-proportioned for a bedroom with easily enough space for a double bed, desk and wardrobes dependent upon one's needs.

BEDROOM 4: (8'6" x 7'4") (2.60m x 2.23m) wooden laminate flooring, moulded skirting boards, light flooding through from the front elevation via a upvc double glazed window which is frosted to the lower half providing a degree of tranquillity and privacy yet still allowing lots of natural light through, moulded skirting boards, light point. A well-proportioned and versatile fourth bedroom/study room with space for additional furniture, currently with stand alone wardrobes.

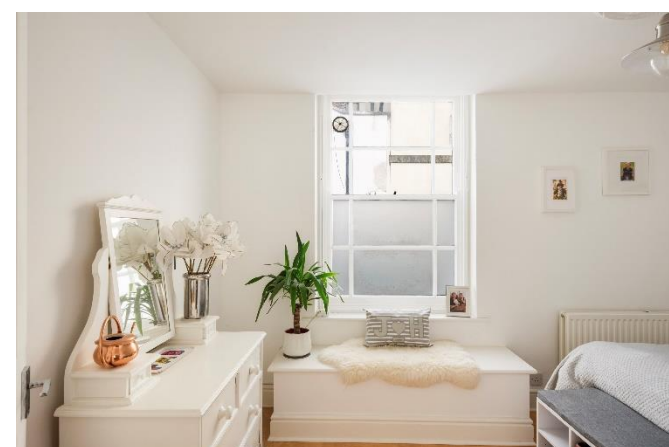
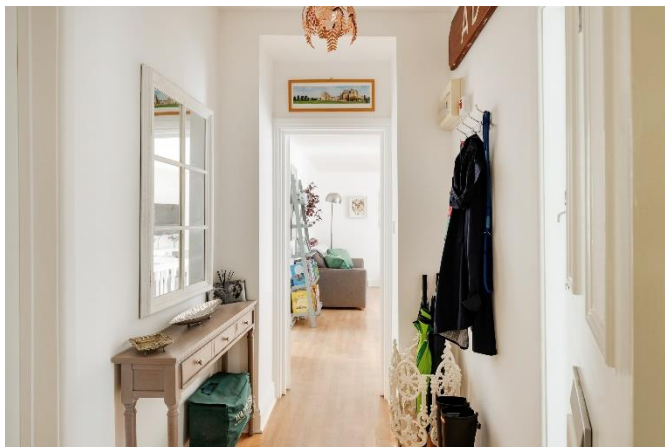
LOWER GROUND FLOOR

LOWER GROUND FLOOR HALLWAY: provides access off to the principal rooms of this level including master bedroom en-suite, bedroom 3 and kitchen/dining space which in turn leads through to the garden. Further storage adjacent by way of a built-in cupboard within the staircase wall.

KITCHEN/DINING SPACE: (12'9" x 11'0") (3.89m x 3.35m) laid with stylish tiled flooring, comprises of a variety of wall, base and drawer units with wooden effect laminate worktops, decorative tiled splashback surrounds, space for free standing fridge/freezer, space for free standing washer and dryer, stainless steel 1½ bowl sink with integrated drainer unit beside and swan neck mixer tap over. Integrated gas oven with 4 ring gas hob over and fully fitted hob extractor vented externally and Bosch extractor hood overhead, exposed wall mounted Worcester combi boiler, inset ceiling downlights, moulded skirting boards, gas column radiator.

BEDROOM 1: (13'5" x 12'3) (4.10m x 3.73m) wooden laminate flooring, moulded skirting boards, light point, large built in wardrobes, gas radiator, natural light flooding through from a upvc lightwell above from pavement level which is coming through from the street scene of Gloucester Street itself and further natural light from en-suite with windows to courtyard garden, 2 wooden doors leads off to:

En Suite Shower Room/wc: laid with tiled flooring, comprises of low level wc, pedestal wash hand basin, shower cubicle with stainless steel shower head and controls over, extractor vented externally, stylish wall tiled surround, light point, shaving point and light flooding through from the rear elevation via upvc double glazed windows overlooking the courtyard



garden. A secondary door leads out from the en-suite to a lower ground floor communal store area which gives secondary access point out (tertiary access point out).

BEDROOM 3: (13'9" x 7'7") (4.19m x 2.31m) laid with wooden laminate flooring, moulded skirting boards, gas radiator, light point, plenty of natural light coming in from upvc glazed lightwell, exceptionally well-proportioned for a bedroom with easily enough space for a double bed, desk and wardrobes dependent upon one's needs.

OUTSIDE

COURTYARD REAR GARDEN: the property benefits from a large courtyard garden space which is predominately laid to grey composite decking on further composite subframe with run-off channels to mains drainage which is the perfect al fresco dining space. A bright and easily maintainable space, with rear access out to a lane which leads out onto Portland Street. In turn this can be used as a private entrance.

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 999 year lease from 1 January 1980. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £75. This information should be checked by your legal adviser.

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

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		78 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.

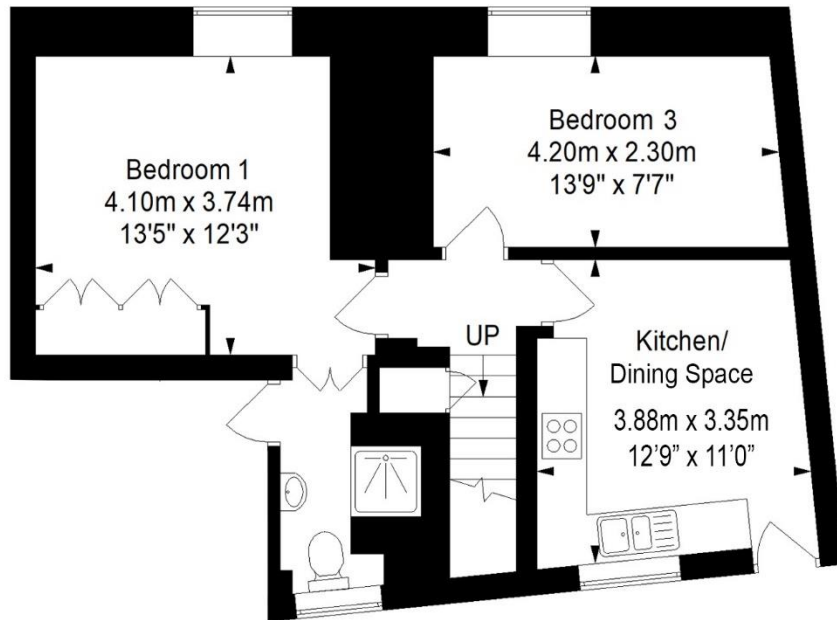




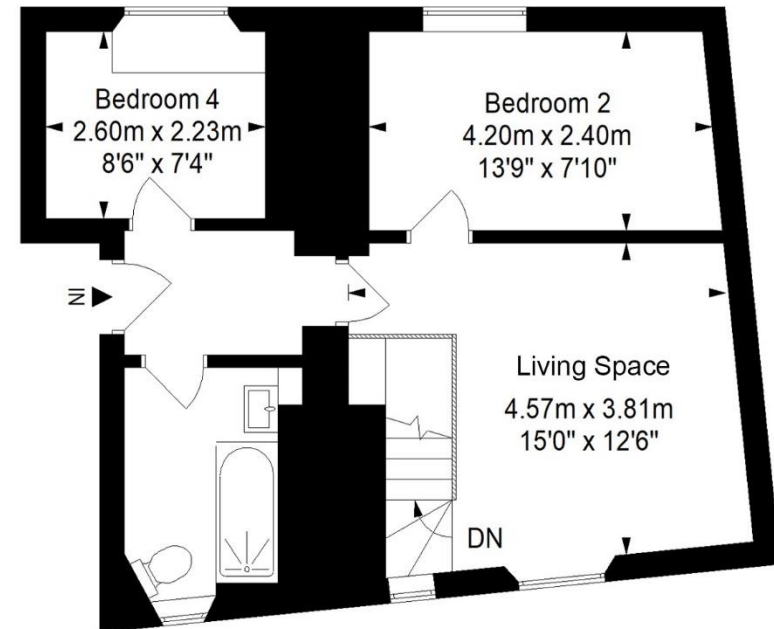


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Approximate Gross Internal Area = 100 sq m / 1076.4 sq ft



Lower Ground Floor



Ground Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print