



44 Upper Belgrave Road, Clifton

Guide Price £665,000

RICHARD
HARDING



44 Upper Belgrave Road,

Clifton, Bristol, BS8 2XN

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A charming and most inviting 4 bedroom period cottage in an incredible location fronting The Downs, enjoying a wonderful 42ft x 32ft garden.

Key Features

- Versatile and flexible accommodation primarily over two floors with additional useful basement cellar storage and utility space.
- Offering the potential to convert/extend and modernise to suit one's needs and preferences.
- Landmark location fronting the Downs offering wonderful views and light, whilst also being extremely convenient for the shops, cafes, restaurants and bus connections of Whiteladies. Clifton Village is also within easy reach, as are excellent schools.
- **Ground Floor:** entrance vestibule leads through to a pretty bay fronted sitting room, separate kitchen/dining space, reception 2/bedroom 4 and cloakroom/wc.
- **First Floor:** spacious landing, three doubled bedrooms (one with ensuite shower) and a bathroom/wc.
- **Lower Ground Floor:** landing, kitchenette (potential utility room), bathroom and useful internal cellar/storage room.
- Wonderful opportunity to purchase a house of a manageable size, offering wonderful potential in such an exceptional location.





GROUND FLOOR

APPROACH: arched arbour and pathway leading through a good sized lawned garden towards the attractive covered entrance and main front door.

ENTRANCE VESTIBULE: tiled floor and part glazed door leading through into the:-

SITTING ROOM: (14'7" x 10'10") (4.44m x 3.29m) a pretty sitting room with a box bay to front elevation overlooking the garden with built-in window seat beneath, original stripped floorboards with inset trap door descending to basement. Radiator, staircase rising to first floor landing and descending to lower ground floor. Doors off to bedroom 4/reception 2, cloakroom/wc and the hallway continues down to the:-

KITCHEN/ DINING ROOM: (17'0 x 8'6") (5.17m x 2.60m) a charming kitchen/dining space with dual aspect windows to front and rear elevations, basic hand built kitchen with roll edged worktops over and inset 1½ bowl sink and drainer unit with useful open shelving over, inset spotlights, space for range cooker and fridge/freezer, ample space for dining furniture, exposed stripped floorboards, radiator and door accessing:-

Utility Space: (6'3" x 4'3") (1.91m x 1.30m) a large, recessed space housing the gas central boiler and plumbing/space for washing machine. Great potential for a larder/pantry.

BEDROOM 4/RECEPTION ROOM 2: (8'10" x 8'0) (2.70m x 2.44m) sash window to front, radiator.

CLOAKROOM/WC: low level wc, wash handbasin and double glazed window to side elevation.

FIRST FLOOR

LANDING: double glazed windows to rear elevation enjoying fabulous cityscape views towards Bath and Dundry Hills. Radiator and doors off to three bedrooms and a bathroom/wc.

BEDROOM 1: (13'7" x 10'10") (4.15m x 3.29m) double bedroom with box bay window to front elevation enjoying wonderful views over the garden and towards Durdham Downs, further double glazed window to rear elevation enjoying breathtaking cityscape view, attractive period fireplace, radiator and door accessing:-

Ensuite Shower Room: shower enclosure with system fed shower, wall mounted wash basin and double glazed window to side elevation.

BEDROOM 2: (11'5" x 9'7") (3.49m x 2.92m) double bedroom with window to front elevation overlooking the garden and Durdham Downs. Radiator.

BEDROOM 3: (12'0 x 7'9") (3.65m x 2.36m) smaller double bedroom with built-in desk, window to front elevation, shallow recessed wardrobe and radiator.

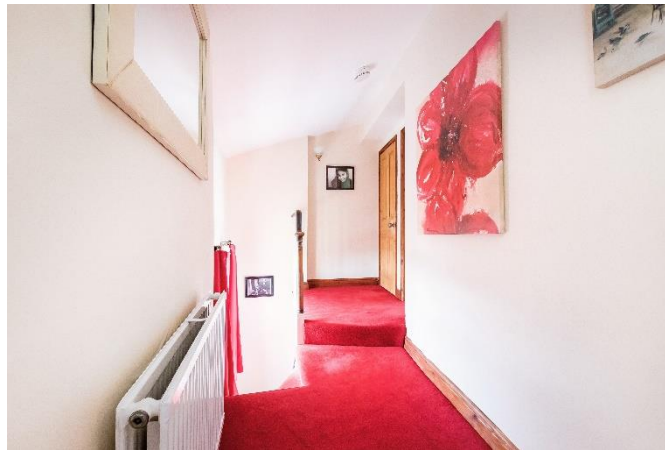
BATHROOM/WC: white suite comprising panelled bath, low level wc, wash handbasin with storage cabinet beneath, Velux skylight window, radiator.

LOWER GROUND FLOOR

Landing: stone steps lead down into a landing with doors off to a secondary kitchenette (likely to be converted to a utility room) a further bathroom/wc and an internal cellar and storage room.

CELLAR/STORAGE ROOM: (12'8" x 6'10") (3.87m x 2.08m) provides a useful storage space with adjoining vaulted cellar store.





BATHROOM: white suite comprising panelled bath, low level wc, wash handbasin with storage cabinet beneath, window to side elevation, radiator.

KITCHENETTE/UTILITY ROOM: (11'3" x 4'9") (3.42m x 1.44m) base level units with roll edged laminate worktop, stainless steel sink and drainer, electric oven and hob, space and plumbing for undercounter kitchen appliance (such as washing machine).

OUTSIDE

FRONT GARDEN: (44'0 x 32'0) (13.40m x 9.75m) a stunning, large lawned garden to the front of the property with hedgerow to front providing privacy. Ample space for seating areas and outdoor living, framed by deep flower borders containing various shrubs, paved area closest to the property and useful built-in bicycle storage shed. Could potentially accommodate a parking space, subject to the necessary permissions.

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.

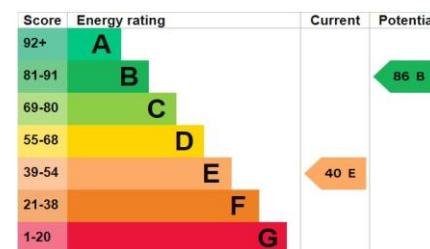
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

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.



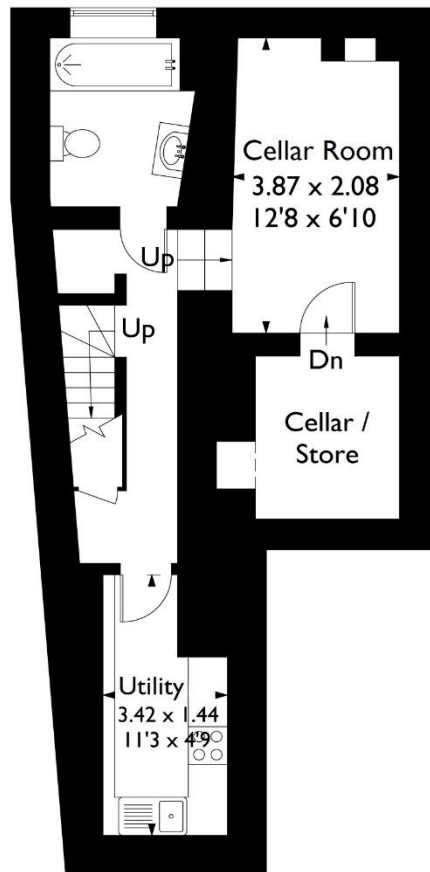
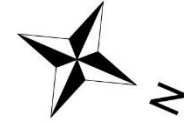
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



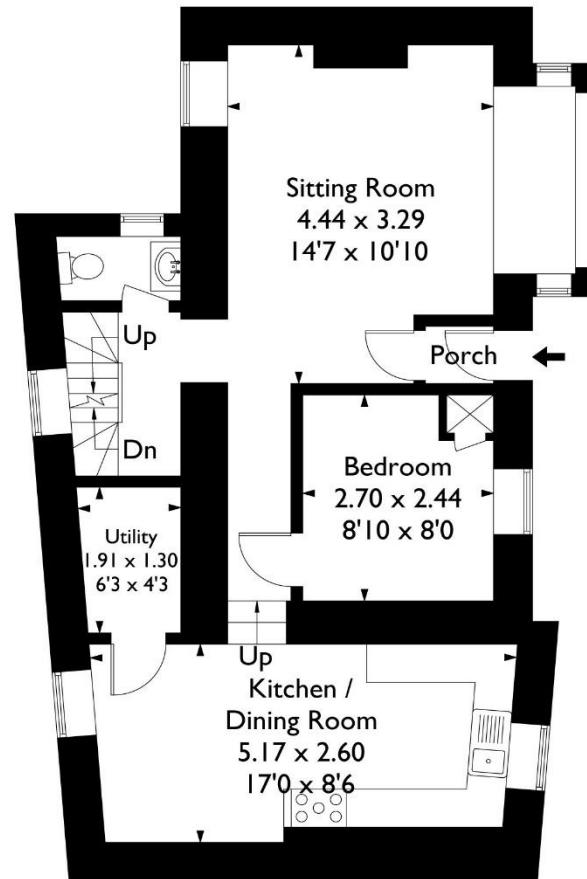


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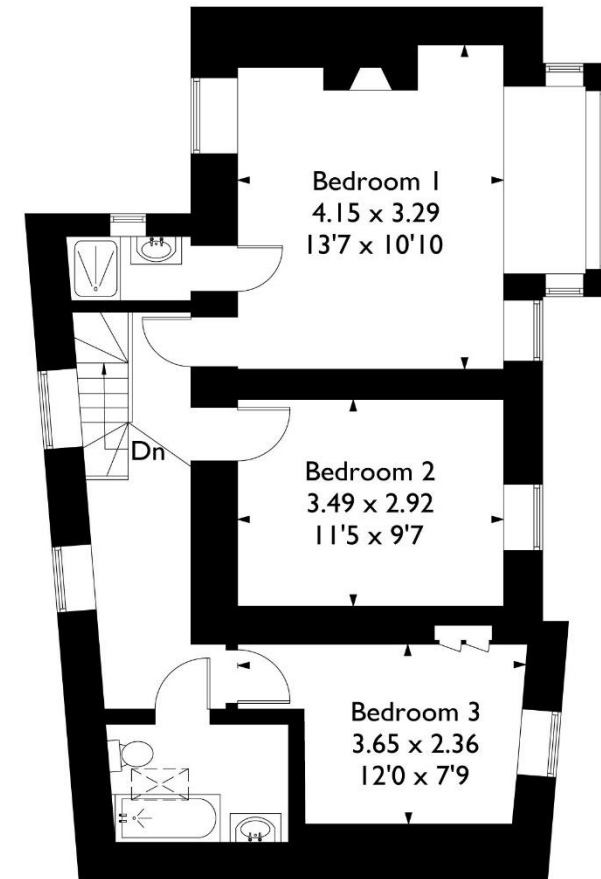
Approximate Gross Internal Area = 140.36 sq m / 1510.82 sq ft



Lower Ground Floor



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.