



18 Worrall Road, Clifton

Guide Price £495,000

RICHARD
HARDING

18 Worrall Road

Clifton, Bristol, BS8 2UE

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A unique most attractive and spacious grade II listed period home with its own entrance, large (24'11 x 15'7) roof terrace and further rear courtyard garden.

Key Features

- Prime location in a historic part of Clifton, within a gentle stroll of the excellent shops, cafes, restaurants, cinema, weekly Farmers Market and bus connections of Whiteladies Road making it a wonderful location to explore the city on foot. Also, within just a few hundred metres of the vast green open space of the Downs as well as being handy for the local Clifton Down train station, connecting to Temple Meads.
- Versatile accommodation, predominantly on the first and second floors, with a generous entrance hallway, ground floor cloakroom/wc, utility room and access to a rear courtyard garden. To the first floor there is a superb through 24'2 x 15'4 lounge/dining room with large southerly windows and views, with a sociable connection through to a separate kitchen/breakfast room. To the second floor there is a central landing, two good sized double bedrooms (with bedroom 1 having a staircase up to the roof terrace), a central bathroom and recessed storage cupboard.
- **Outside:** breathtaking flat roof terrace offering panoramic commanding views over Bristol towards the Bath and Dundry hills in the distance, with uninterrupted sunshine. This outdoor roof space could be updated and enhanced to create an incredible rooftop garden (subject to any necessary consents).
- A truly unique and engaging city home with a pleasing layout, outdoor space, its own private entrance and an uncompromising location.

GROUND FLOOR

APPROACH: via the pavement, side main front door into:-

ENTRANCE HALLWAY: (16'2" x 6'5" inclusive of staircase and understairs wc) (4.93m x 1.96m) staircase rising to first floor landing, radiator, understairs cloakroom/wc and doorway through to a useful utility/storage room, which in turn accesses the rear courtyard garden. High level meter cupboard.

UTILITY/STORAGE ROOM: (8'2" x 6'7") (2.48m x 2.00m) modern Worcester gas central heating boiler, plumbing and appliance space for washing machine and further additional storage space. Part glazed door accessing the rear courtyard garden.

FIRST FLOOR

LANDING: door leads straight into:-

LOUNGE/DINING ROOM: (24'2" x 15'4" max into recess and inclusive of staircase) (7.36m x 4.66m) a wonderful large through reception room with ample space for dining and seating furniture, radiators. Attractive period style windows offer plenty of natural light due to the southerly orientation and wonderful cityscape views over the rooftops of Clifton, taking in Cabot Tower, Wills Hall and over Bristol to the Dundry hills in the distance. Staircase rising to the second floor landing. Door accessing:-

KITCHEN/BREAKFAST ROOM: (13'2" x 8'9") (4.02m x 2.66m) a good sized separate sociable kitchen with a basic range of fitted kitchen units comprising base and eye level cupboards and drawers with roll edged worktops over and inset 1 ½ bowl sink and drainer unit. Plumbing and appliance space for dishwasher and fridge. Integrated electric oven with 4 ring gas hob over, radiator, space for breakfast table and chairs. Windows to side providing natural light.





SECOND FLOOR

LANDING: a central landing with doors off to two good sized double bedrooms, the main bathroom and a handy recessed storage cupboard.

BEDROOM 1: (15'0" x 9'2") (4.56m x 2.80m) two large period style windows to front offering breathtaking elevated panoramic views over the city with Bath and Dundry hills in the backdrop. Radiator. Door accessing a staircase leading up to the roof terrace.

BEDROOM 2: (14'5" max into recess x 8'7") (4.39m x 2.62m) a good sized double bedroom with window to rear, radiator.

BATHROOM/WC: (8'6" x 5'8") (2.59m x 1.73m) white suite comprising panelled bath with mixer taps and shower attachment over, low level wc, pedestal wash basin, heated towel rail, inset spotlights and extractor fan.

OUTSIDE

ROOF TERRACE: (24'11" x 15'7") (7.59m x 4.74m) the property has a large flat roof terrace with truly breathtaking far reaching views over the whole of Clifton towards the Bath/Mendip hills and Dundry hills in the distance. This outdoor space offers uninterrupted sunshine due to its elevated position. **NB: the flat roof terrace was created historically (prior to our sellers ownership) and therefore likely pre-dates any planning or building regulation requirements.**

REAR COURTYARD GARDEN: small L shaped outdoor seating area with garden shed and attractive stone neighbouring walls.

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: we understood the property to be Freehold, however there is an area of the property that flies over the entrance to no. 16 Worrall Road. This information should be checked with your legal adviser.

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

PLEASE NOTE:

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

Worrall Road, Clifton, Bristol BS8 2UE

Approximate Gross Internal Area = 95.07 sq m / 1023.32 sq ft (Excluding Roof Terrace)

Roof Terrace Area = 34.26 sq m / 368.77 sq ft



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.