



22 Worrall Road, Clifton
Guide Price £525,000

RICHARD
HARDING

22 Worrall Road, Clifton

Bristol, Bristol, BS8 2UE

RICHARD
HARDING

A charming early Victorian grade II listed, 3 storey period townhouse with wonderful far-reaching views. Situated in a highly convenient location a short walk from both Whiteladies Road and Durdham Downs.

Key Features

- The house has an artistic and civilised atmosphere, bright rooms and south facing with simple and uncluttered décor, offering a blank canvas for improvement.
- The location is superb with so much on offer within walking distance - all the shops, cafes, restaurants and transport links (bus and train link) on Whiteladies Road, local schooling over the road with St Johns Primary School and the Downs with 400 acres of recreational land.
- **Accommodation:** 3 double bedrooms, family bathroom and en-suite shower room, open plan living/dining room, separate kitchen and small courtyard garden.
- **Offered with no onward chain which allows for a prompt and straightforward move.**

GROUND FLOOR

APPROACH: entrance door leads into:-

ENTRANCE VESTIBULE: with partially glazed period door opening into the entrance hall and sitting room, high level meter cupboard housing the gas and electricity meters.

ENTRANCE HALL: wide opening through to the sitting room and staircase rising to the first floor, period arch and ornate mouldings.

SITTING ROOM: (12'0" x 11'3" into chimney recess) (3.65m x 3.43m) large multi-paned sash window to the front elevation, attractive period fireplace with tiled lapels, wooden surround and mantel and tiled hearth, radiator. Large opening through to:-

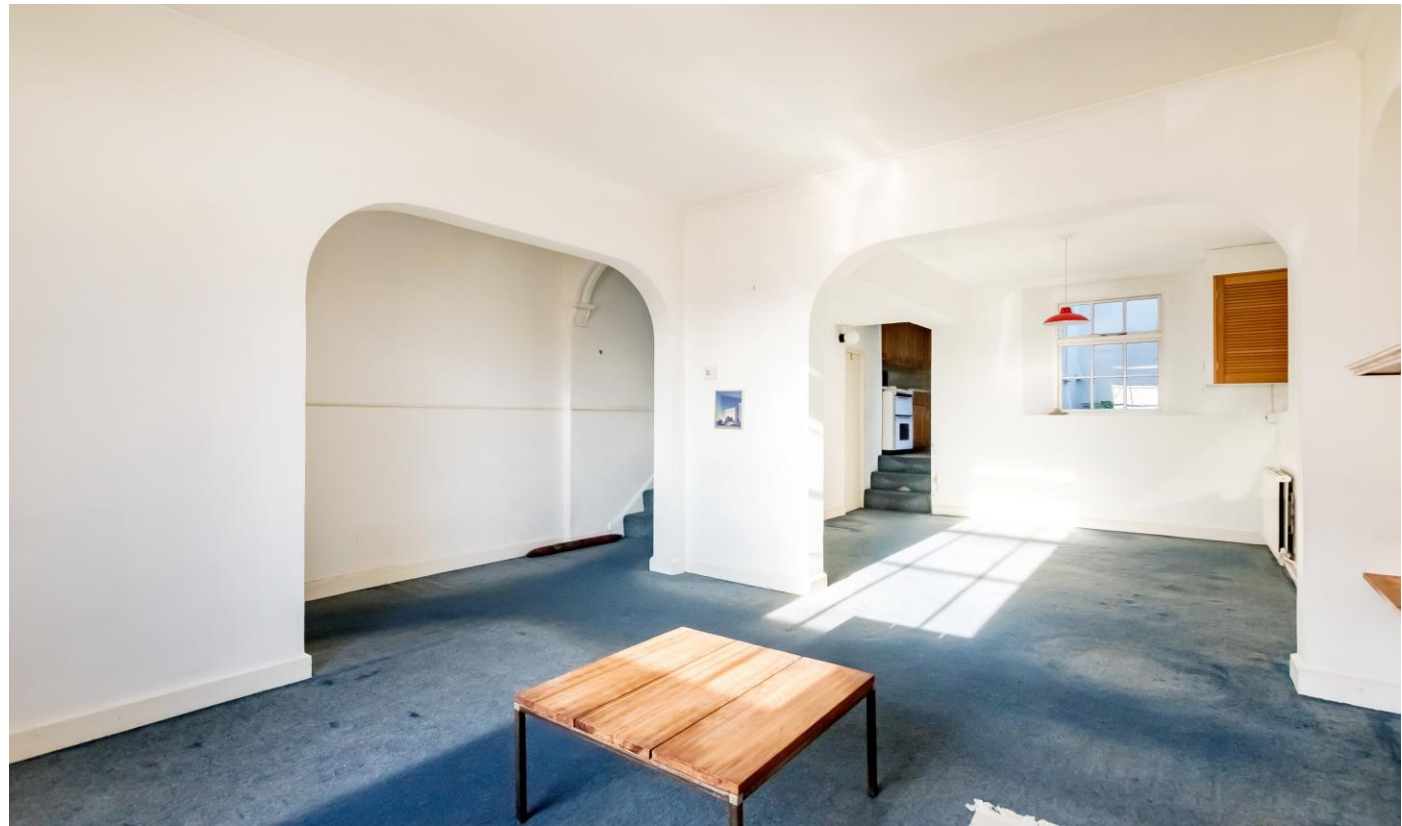
DINING ROOM: (11'2" x 10'11") (3.40m x 3.33m) multi-paned casement window to the rear elevation, radiator, fitted cupboard housing the gas central heating boiler, understairs storage cupboard and steps up to:-

KITCHEN: (7'5" x 6'1") (2.25m x 1.86m) range of wall and base units incorporating working surfaces, sink and draining board, tiled walls, space and plumbing for automatic washing machine, space for fridge and electric cooker, glazed door and multi-paned window to the side elevation which opens out into the courtyard.

FIRST FLOOR

LANDING: multi-paned casement window to the rear elevation, doors opening to bedroom 1 and bathroom, stairs continue to rise to the top floor.

BEDROOM 1: (front) (14'10" measured into chimney recess and the back of fitted wardrobe x 12'1") (4.53m x 3.68m) a lovely large room with multi-paned sash window to the front elevation with a southerly and open aspect, range of fitted cupboards and wardrobes, ceiling corning and radiator. Door opening to:-





En-Suite Shower Room/WC: (9'4" x 5'4") (2.84m x 1.63m) pedestal wash hand basin, low level wc, shower cubicle with overhead shower, extractor fan, light and shaver point, partially tiled walls, radiator.

BATHROOM/WC: (9'3" measured to the rear of fitted cupboard x 5'5") (2.82m x 1.65m) large multi-paned casement window to the rear elevation, pedestal wash hand basin, low level wc, bath with mixer tap and handheld shower fitment, partially tiled walls, radiator, fitted storage.

SECOND (Top) FLOOR

LANDING: multi-paned casement window to the rear elevation, doors opening to bedrooms 2 and 3.

BEDROOM 2: (front) (14'10" measured into chimney recess and back of fitted wardrobes x 12'1") (4.51m x 3.68m) a lovely light room with large multi-paned sash window to front elevation with incredible far-reaching views across and beyond Clifton with a southerly aspect uninterrupted towards Dundry Hill and the spires of Bristol, range of fitted wardrobes.

BEDROOM 3: (rear) (11'3" x 8'8" to front of chimney breast) (3.44m x 2.64m) multi-paned casement window to rear elevation, fitted storage cupboards to either side of the chimney breast.

OUTSIDE

REAR COURTYARD: (9ft x 7ft) (2.74m x 2.13m) small rear courtyard garden

PARKING: within the Clifton East residents permit parking zone.

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:

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.

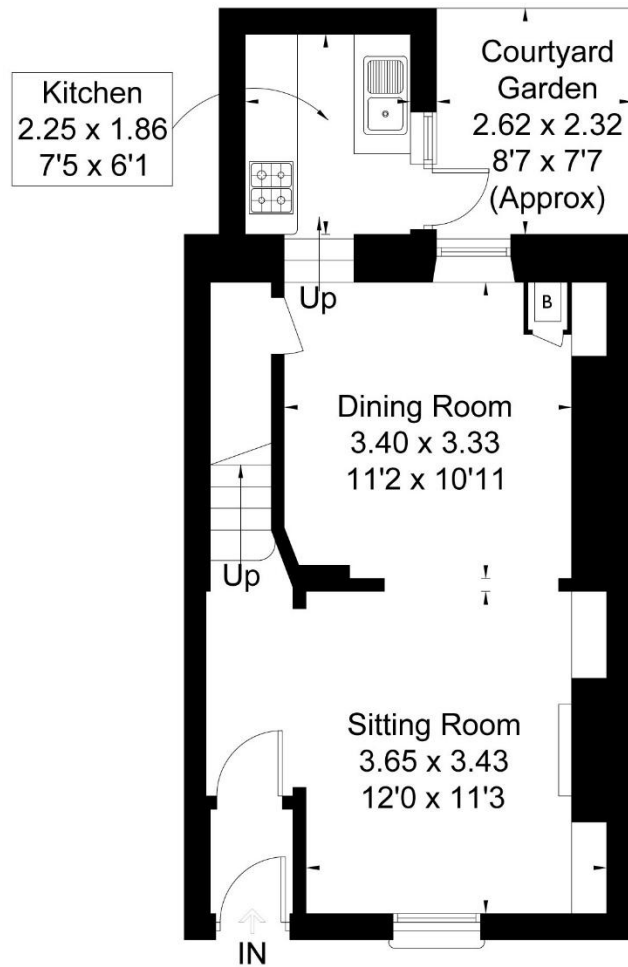
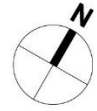
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

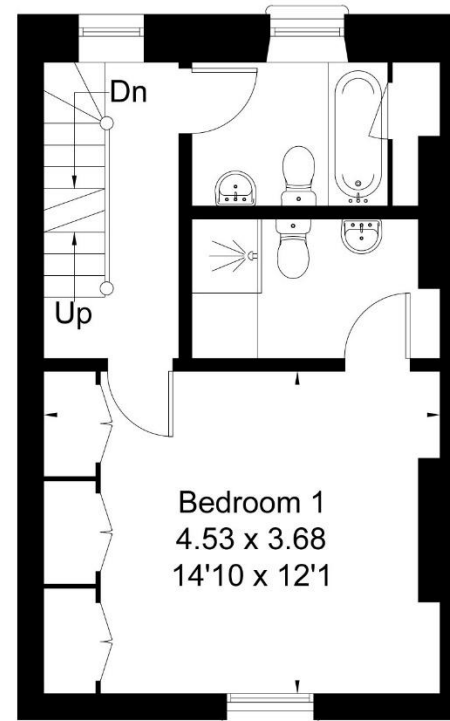


Worrall Road, Clifton, Bristol BS8 2UE

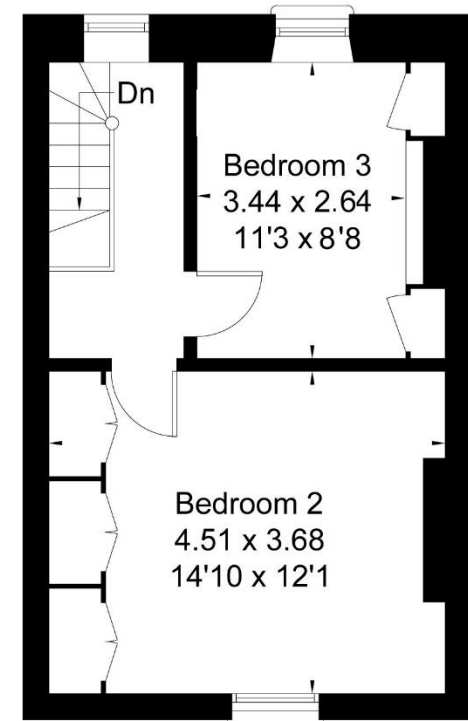
Approximate Area = 105 sq m / 1130 sq ft



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 244971