



37a Apsley Road, Clifton

Guide Price £800,000

RICHARD
HARDING



37a Apsley Road,

Clifton, Bristol, BS8 2SN

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A fantastic opportunity to purchase a well-balanced and practical 3 bedroom modern semi-detached house of circa 1,280 sq.ft. with front and rear gardens and two single garages, in a popular and convenient Clifton location.

Key Features

- Believed to date from the 1960's/early 70's, this much-loved family home now offers an ideal opportunity for a new owner to update and appoint their own requirements in the fullness of time and create a superb family residence or downsize.
- Positioned on a sought-after road in the heart of Clifton, convenient for access to shops and facilities on Whiteladies Road. Clifton Village, the city centre and harbourside are also within easy reach, as well as The Downs with over 400 acres of green open space.
- **Ground Floor:** open fronted porch, entrance vestibule, reception hallway, kitchen/breakfast room, dining room, sitting room and cloakroom/wc.
- **First Floor:** landing, large airing cupboard, bedroom, 1, bedroom 2, bedroom 3, bathroom/wc.
- **Outside:** front and rear gardens, plus two single garages.
- A very rare find in such a highly prized location.
- No onward chain making a prompt and convenient move possible.





GROUND FLOOR

APPROACH: from the pavement, proceed through the wrought iron gate up the front garden path into the open-fronted porch where the front entrance door can be found immediately in front of you and opens to:-

ENTRANCE VESTIBULE: ceiling light point, tiled flooring, door leading to:-

ENTRANCE HALLWAY: ceiling light point, coving, understairs storage cupboard, radiator, wood parquet flooring, staircase ascending to the first floor landing. Doors lead to:-

SITTING ROOM: (19'4" x 12'1") (5.90m x 3.69m) large double glazed window overlooking the front garden, ceiling light point, large bay to front elevation, feature fireplace with tiled surround, curved arched recesses to either side of chimney breast, ceiling light point, radiator, coving, skirting boards.

KITCHEN/BREAKFAST ROOM: (19'1" x 8'2") (5.83m x 2.50m) fitted with an array of matching wall, base and drawer units with round edged laminate worktop over, stainless steel sink with drainer unit and mixer tap, tiled surrounds, 4 ring gas hob with extractor fan, waist-height double oven, space for washing machine and fridge/freezer. Two ceiling light points, radiator, tile effect vinyl flooring, skirting boards, double glazed window to rear elevation, window to side elevation. Space for breakfast table and chairs.

DINING ROOM: (14'1" x 10'11") (4.28m x 3.32m) feature fireplace with tiled surround, ceiling light point, feature curved arches to either side of chimney breast, radiator, skirting boards, double glazed French doors with windows to either side overlooking the private rear courtyard.

CLOAKROOM/WC: low level wc, corner wall mounted wash hand basin, window to side elevation, ceiling light point, wooden parquet flooring, skirting boards.



FIRST FLOOR

LANDING: ceiling light point, loft access hatch, window to side elevation, large built-in airing cupboard housing Worcester combi boiler, ceiling light point, wooden flooring. Additional storage cupboard with fitted shelving. Doors radiate to:-

BEDROOM 1: (16'0" x 12'1") (4.87m x 3.69m) large double bedroom with double glazed windows overlooking the front elevation, ceiling light point, coving, radiator, skirting boards.

BEDROOM 2: (13'11" x 10'10") (4.24m x 3.30m) a double bedroom with ceiling light point, coving, radiator, skirting boards, large double glazed window overlooking the rear elevation.

BEDROOM 3: (10'5" x 7'0") (3.18m x 2.14m) ceiling light point, double glazed window overlooking the front elevation, radiator, skirting boards.

BATHROOM/WC: comprising low level wc, panelled bath with system fed shower over and glass shower screen, wash hand basin set on vanity unit, inset ceiling downlights, tiled walls, obscure glazed window to rear elevation, radiator, skirting boards.

OUTSIDE

FRONT GARDEN: level lawn with mature trees, shrubs and plants to borders, enclosed by low stone walls and wrought iron gate. There is a side access path leading to the private rear courtyard.



REAR COURTYARD GARDEN: a low maintenance rear courtyard comprising a small patio area closest to the house, hardstanding area which could be used as parking, small level lawned section to side with a variety of plants and shrubs to borders, outside water tap. Partially enclosed by wooden feather-edged fencing and stone wall boundary.

GARAGE: (17'3" x 9'5") (5.27m x 2.87m) two single garages to the rear of the property with up and over doors.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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: F

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		
69-80	C		76 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.



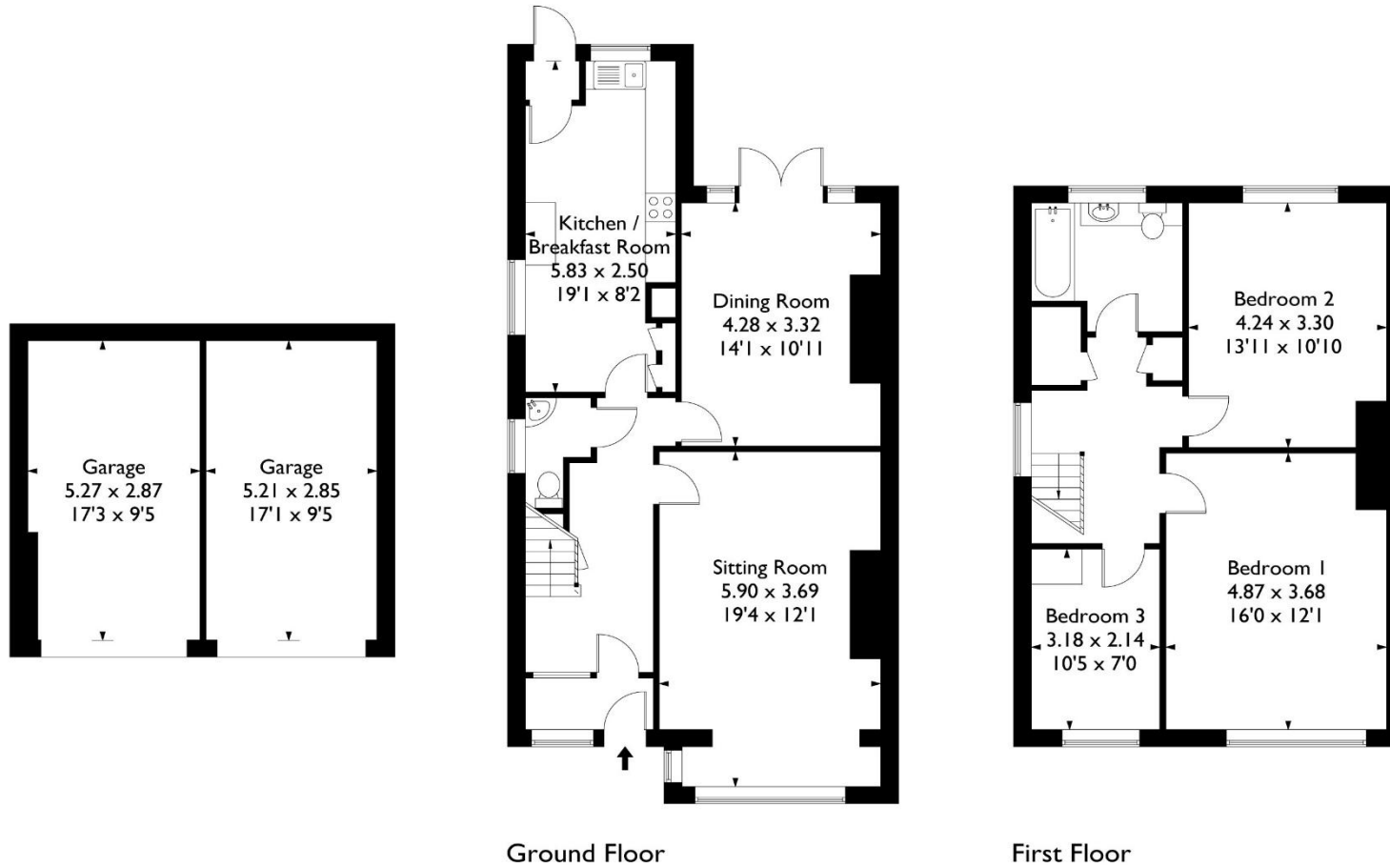


Apsley Road, Clifton, Bristol BS8 2SN

Approximate Gross Internal Area 119.2 sq m / 1283.4 sq ft

Garage Area 30.5 sq m / 328.3 sq ft

Total Area 149.7 sq m / 1611.7 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.