



22 Church Lane, Cliftonwood

Guide Price £550,000

RICHARD  
HARDING



# 22 Church Lane, Cliftonwood, Bristol, BS8 4TR

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Nestled in a prestigious Cliftonwood location within close proximity to Clifton Village & Bristol's iconic floating harbourside, a golden opportunity to acquire this charming & well-proportioned two-bedroom Victorian mid-terraced home.

## Key Features

- A beautiful two bedroom Victorian mid-terraced home in a first-class location finished to a high standard throughout.
- Envious location, situated on a neighbourly road being conveniently equidistant between Clifton Village and Bristol Harbourside, thus making it easily accessible to all central parts of Bristol. Also within a few hundred yards of Cliftonwood Community Park and excellent local pubs and restaurants, Hotwells Primary School is also less than 500m away.
- A gorgeous Victorian home in an extremely desirable position which attracts a multitude of buyers due to its versatile, well proportioned & flexible internal configuration.
- Easterly facing & low maintenance private rear garden
- Located in the Clifton Hotwells (CH) residents parking zone.

## GROUND FLOOR

**APPROACH:** the property is accessed from the pavement, where step ascends to a six-panelled wooden front door which leads into:-

**ENTRANCE VESTIBULE:** laid to carpet with inset doormat, moulded skirting boards, ceiling light point, wall mounted coat hooks, secondary wooden door leads through into:-

**SITTING ROOM:** (14'3" x 11'2") (4.34m x 3.40m) laid to fitted carpet, light flooding in from the front elevation via multi-paned single sash window with enclosed wooden shutters and a lovely outlook across to the street scene, working log burner, moulded skirting boards, ceiling cornicing, various integrated shelving units. Large understairs storage cupboard handy for general storage etc. Double doors lead through into:-

**OPEN PLAN DINING ROOM/KITCHEN:** (22'9" x 14'6") (6.93m x 4.43m) measured as one, but described separately as follows:-

**Kitchen:** recently refurbished by the current owners to a high standard; comprising of a variety of wall, base and drawer units, square edged wooden worktops, ceramic sink with drainer unit to side and stainless steel swan neck mixer tap over, integrated gas oven with 5 ring gas hob over and extractor hood above, stylish brick splashbacks, inset ceiling downlights, lots of light flooding in from the rear elevation via double glazed window with leafy outlook across towards the garden.

**Dining Area:** laid to beautiful stripped wooden floorboards, space for freestanding fridge/freezer, light point, moulded skirting boards, door leads out from the dining area providing a beautiful flow out to the enclosed garden to the rear. Versatile space with easily enough room for a six-seater dining table and chairs. Door opening to carpeted staircase rising to first floor.

## FIRST FLOOR

**LANDING:** door to bedroom 1 immediately on your left hand side. Passageway leads to bedroom 2 and bathroom/wc.

**BEDROOM 1:** (14'5" x 11'1") (4.40m x 3.38m) spanning the full width of the property; various integrated wardrobes, cast iron fireplace with wooden surround, light point, moulded skirting boards, laid to fitted carpet, multi-paned double glazed sash window to the front elevation.







**BEDROOM 2:** (rear) (11'9" x 11'3") (3.57m x 3.42m) laid to fitted carpet, cast iron fireplace, double glazed casement window with leafy outlook across towards the pretty garden scene to the rear elevation, moulded skirting boards, light point. A well proportioned second bedroom with easily enough space for a double bed, desk, wardrobes, etc. dependent upon one's needs.

**BATHROOM/WC:** comprising low level wc, pedestal wash hand basin with chrome tap, panelled bath with wall mounted stainless steel shower, shower screen, stylish white tiled splashbacks, large useful airing/storage cupboard, shaving point, light coming in from the rear elevation via a partially frosted single casement window providing a degree of privacy, extractor fan.

### OUTSIDE

**REAR GARDEN:** the property benefits from a lovely private walled garden which enjoys an easterly facing orientation, predominantly laid to concrete patio tiles for ease of maintenance, variety of mature shrubs, flowers and trees providing a degree of tranquillity and privacy. Useful shed/outbuilding with wc and floor standing hand wash basin.

### 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:**

- 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.



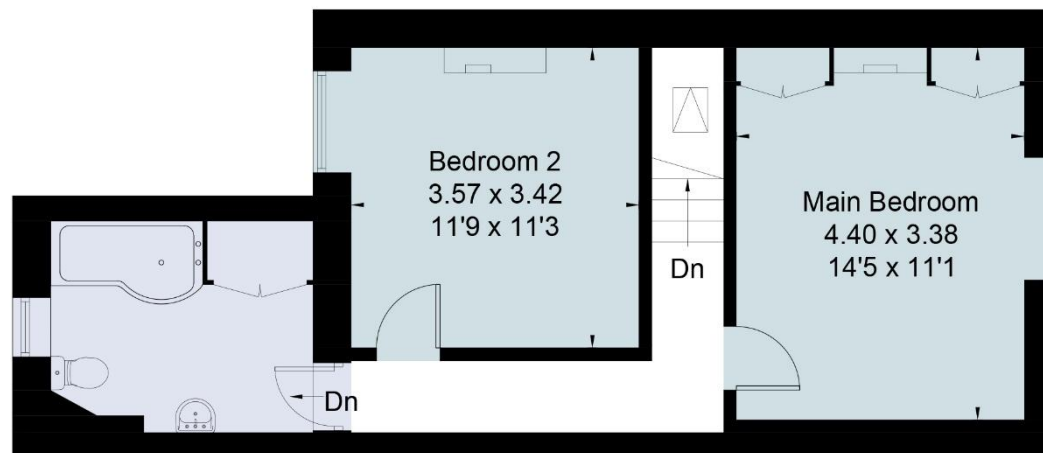
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

Approximate Floor Area = 89 sq m / 958 sq ft (Excluding Shed)

WC = 1.5 sq m / 16 sq ft

Total = 90.5 sq m / 974 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66477