



18a Gloucester Street, Clifton Village
Offers In Excess Of £425,000

RICHARD
HARDING

18a Gloucester Street, Clifton Village, Bristol, BS8 4JF

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A unique and versatile 2 bedroom mews style house offering light and bright accommodation alongside a covered off-street parking space, situated along a quiet side picturesque cobbled side street discreetly nestled in the heart of Clifton Village. To be offered to the market with no onward chain.

Key Features

- Ideally situated within easy reach of the best that Bristol has to offer. Clifton Village itself offers a vast array of local boutique shops, restaurants and cafes, whilst also being close to the Clifton Suspension Bridge and the Downs. Park Street, The Triangle and Whiteladies Road are all only a short stroll away with a diverse range of shops, bars, restaurants, museums, art galleries and music venues. The Bristol Beacon, St George's Concert Hall, The Hippodrome, the harbourside and the medical and academic districts are all within 1km. A little further afield are the expansive green open spaces of Leigh Woods and Ashton Court.
- Two well-proportioned bedrooms.
- Covered off-street parking space for one car.
- A bright and airy home flooded with natural light which has been recently refurbished.
- To be offered to the market with no onward chain.

GROUND FLOOR

APPROACH: the property is accessed from the road, via car port providing off-street parking for one vehicle. A multi-panelled front door opens to:-

ENTRANCE HALLWAY: laid to wooden laminate flooring, radiator, carpeted staircase with wooden balustrade ascends to the first floor landing, useful understairs storage space, light point. Opening through to:-

LIVING ROOM: (14'8" x 11'0") (4.48m x 3.34m) laid to wooden laminate flooring, two light points, radiator, moulded skirting boards, part glazed upvc door leads into:-

KITCHEN: (10'8" x 8'6") (3.26m x 2.60m) a recently refurbished kitchen with a variety of wall, base and drawer units, square edged worktops, stainless steel sink with integrated drainer unit to side and swan neck mixer tap over, space for freestanding washer/dryer, space for freestanding fridge/freezer, integrated slimline dishwasher, electric oven with 4 ring hob over and extractor hood above, stylish brick styled tiled splashbacks, light coming in from above via four upvc skylights allowing of plenty of natural light in, as well as to the rear elevation via upvc double glazed window. Part glazed door opens to compact courtyard space.

FIRST FLOOR

LANDING: laid to fitted carpet and provides access off to bedroom 1, bedroom 2, bathroom/wc and large storage cupboard and boiler cupboard.

BEDROOM 1: (11'10" x 11'0") (3.60m x 3.34m) a good sized principal bedroom with easily enough space for a king size bed, desk and wardrobes etc. dependent upon one's preferences; laid to fitted carpet with moulded skirting boards, light point, radiator, light coming in from the rear elevation via three upvc double glazed windows.

BEDROOM 2: (11'3" x 11'2") (3.42m x 3.40m) laid to fitted carpet with moulded skirting boards, radiator, light coming in from the front elevation via three upvc double glazed windows, inset ceiling downlights, light point. Light also coming in via a pyramid shaped skylight.





BATHROOM/WC: recently refurbished by the current owner; laid to lino herringbone effect flooring, comprising ceramic panelled bath with shower screen and wall mounted electric shower head and controls over, low level dual flush wc, wash hand basin with chrome tap and cupboard below, radiator, light point, extractor fan, loft access hatch, stylish tiled walls.

BOILER CUPBOARD: a useful space suitable for a variety of storage requirements; laid to fitted carpet with moulded skirting boards and wall mounted coat hooks, light point, exposed wall mounted Worcester gas combi boiler.

OUTSIDE

CAR PORT: (17'5" x 11'9") (5.31m x 3.57m) providing covered off street parking for one vehicle.

REAR COURTYARD: (11'11" x 3'5") (3.63m x 1.04m) a compact rear courtyard space, suitable for small table and chairs, enclosed by wooden fencing to side elevation and brick boundary wall to the rear.

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, with a perpetual yearly rentcharge of £42. This information should be checked with your legal adviser.

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

PLEASE NOTE:

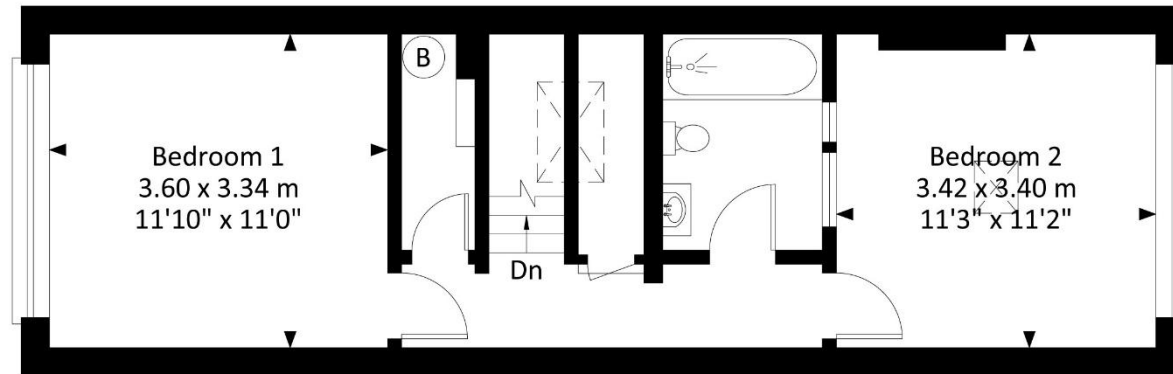
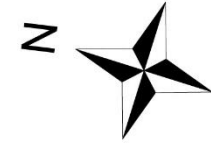
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

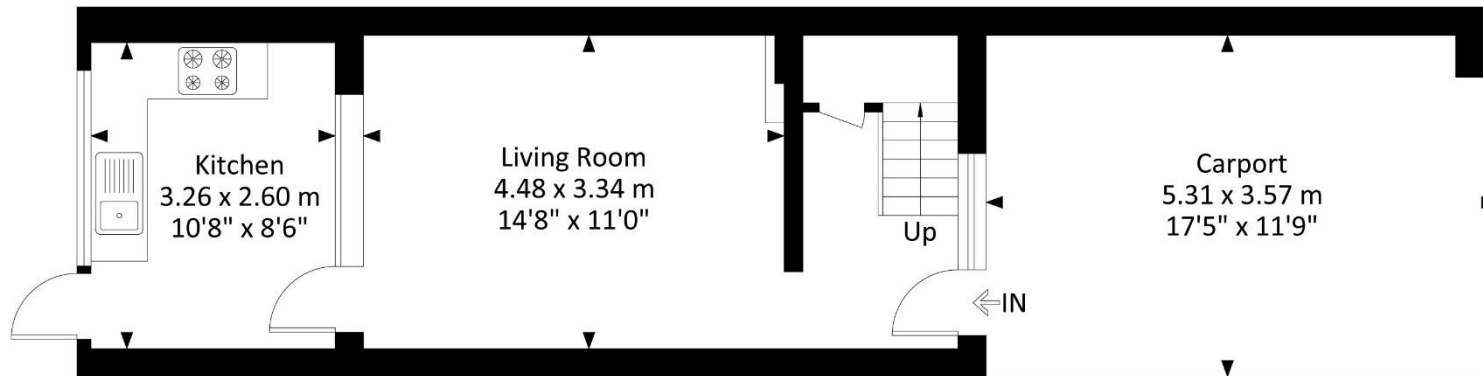
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

18A Gloucester St, Clifton, Bristol, BS8 4JF

Approximate Gross Internal Area = 69.94 sq m / 752.82 sq ft
(Excluding Carport)



First Floor



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.