



6 Gordon Road, Clifton

Guide Price Range £1,500,000 - £1,600,000

RICHARD  
HARDING



# 6 Gordon Road,

Clifton, Bristol, BS8 1AP

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**A unique opportunity to purchase a fabulous Grade II listed Georgian building in Clifton dating back to the 1820s, currently arranged as three large apartments. Offering the rare advantage of gated off road parking for multiple cars, a superb larger than average rear garden, further lawned front gardens and a roof terrace.**

## Key Features

- Potential to convert back to one large family home (subject to consents) or be purchased for investment or for multi-generational living (as three large flats).
- With four floors of accommodation, plus a full footprint cellar with old wine stores beneath.
- Occupying a double width plot with generous gardens and gated driveway wrapping the front, side and rear of the building, offering more outside space than typically seen in Clifton.
- Arranged as three apartments with a good sized 2 double bedroom garden flat (1,064 sq. ft.), a 2 bedroom hall floor flat with its own private entrance (958 sq. ft) and a superb first & second floor maisonette with its own entrance, roof terrace and roomy accommodation (1,434 sq. ft.).
- Situated in a prime Clifton location, close to Clifton Village, Clifton Triangle and Whiteladies Road, whilst also being nearby excellent schools including Bristol Grammar, QEH, Clifton High and Clifton College.
- An entire Grade II listed building with period features, superb outside space, ample parking, and extremely well located for Temple Meads station, the motorway network and local amenities.





## **HALL FLOOR FLAT**

**ENTRANCE VESTIBULE:** door opening to:-

**ENTRANCE HALLWAY:** with doors off to sitting room, bedroom 1, bedroom 2 and cloakroom/wc (or potential bathroom).

**SITTING ROOM:** (14'10" x 12'8") (4.53m x 3.85m)

**KITCHEN/DINING ROOM:** (13'11" x 10'10") (4.24m x 3.30m)

**BEDROOM 1:** (18'2" x 13'3") (5.53m x 4.03m)

**BEDROOM 2:** (17'3" x 10'6") (5.25m x 3.20m)

**CLOAKROOM/WC or POTENTIAL BATHROOM/WC:**

## **OUTSIDE**

**PARKING:** parking for one car.

## **GARDEN FLAT (LOWER GROUND FLOOR)**

**BOOT ROOM/ENTRANCE VESTIBULE:** (11'4" x 5'0") (3.46m x 1.52m) door opening to:-

**CENTRAL ENTRANCE HALLWAY:** (14'10" x 7'1") (4.51m x 2.16m) with doors off to sitting room, kitchen/dining room, bedroom 1, bedroom 2 and bathroom/wc.

**SITTING ROOM:** (17'11" x 13'11") (5.45m x 4.25m)

**KITCHEN/DINING ROOM:** (16'3" x 7'1") (4.94m x 2.42m)

**BEDROOM 1:** (14'8" x 13'2") (4.48m x 4.00m)

**En-Suite Shower:**

**BEDROOM 2:** (14'9" x 13'5") (4.50m x 4.09m)

**BATHROOM/WC:**

## **OUTSIDE**

**REAR GARDEN:** (16'0" x 15'0") (4.88m x 4.57m) small private rear garden.

**PARKING:** parking for one car.

## **UPPER MAISONETTE**

A glorious large two floor flat comprising:-

## **FIRST FLOOR**

**ENTRANCE HALLWAY:** doors off to sitting room, dining room, bedroom 3 and shower room/wc. Boiler cupboard housing gas boiler. Staircase ascending to second floor.

**SITTING ROOM:** (18'3" x 14'6") (5.56m x 4.42m)

**DINING ROOM:** (15'1" x 13'8") (4.60m x 4.17m) with wide wall opening through to:-

**KITCHEN:** (13'10" x 8'6") (4.21m x 2.60m)

**BEDROOM 3:** (11'7" x 7'11") (3.52m x 2.41m)

**SHOWER ROOM/WC:**





## SECOND FLOOR

**LANDING:** with doors off to bedroom 1, bedroom 2 and bathroom/wc. Double doors opening out onto roof terrace.

**BEDROOM 1:** (15'2" x 12'6") (4.62m x 3.81m)

**BEDROOM 2:** (13'7" x 12'4") (4.15m x 3.76m)

**BATHROOM/WC:**

## OUTSIDE

**ROOF TERRACE:** (39'8" x 9'4") (12.09m x 2.85m)

**PARKING:** parking for two cars.

## 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 the three flats having individual 999 year leases from 25 March 1989. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Bands: currently two separate council tax bands, being Garden Flat: C and Upper Maisonette: E

### 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		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Garden Flat

EPCs to follow for other 2 flats

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



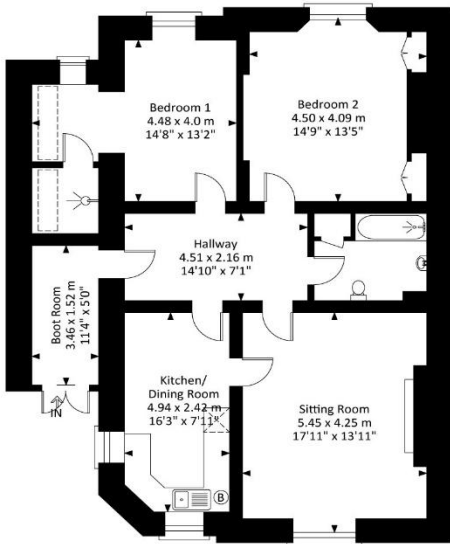


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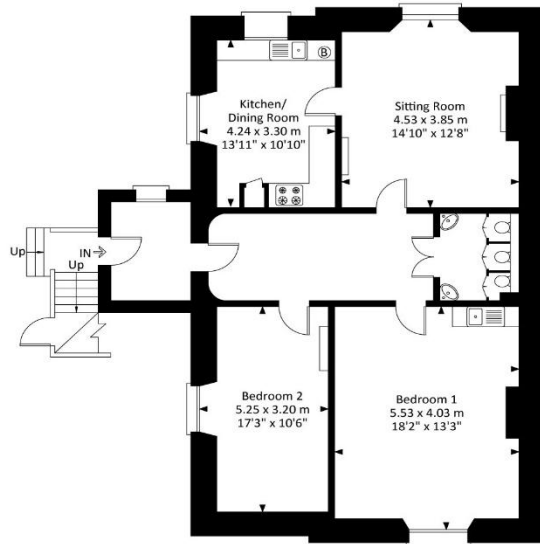
Approximate Gross Internal Area = 321.11 sq m / 3456.39 sq ft  
(Excluding Roof Terrace and Cellar)



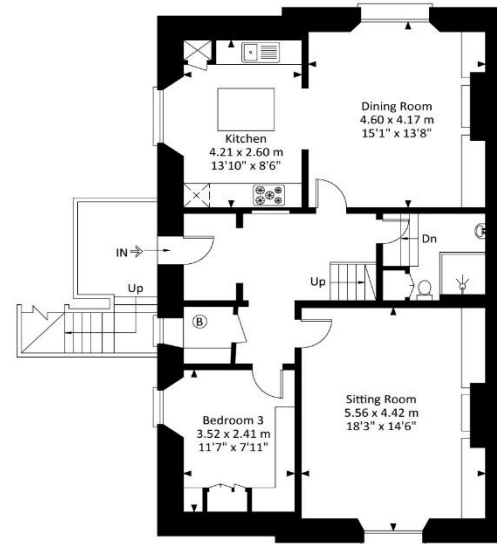
[Dashed line] = Reduced Head Height



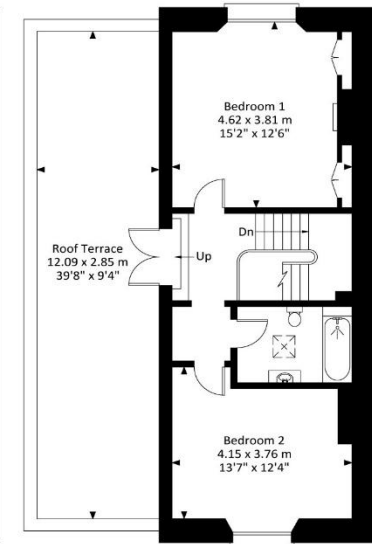
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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