



15 Church Lane, Cliftonwood
Guide Price £525,000

RICHARD
HARDING



15 Church Lane, Cliftonwood, Bristol, BS8 4TX

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A charming and well proportioned circa 1,092 sq. ft., 2 double bedroom, Victorian terraced home located in a desirable Cliftonwood location with the added benefit of a well-stocked westerly facing town garden.

Key Features

- Enjoying a quiet setting yet close to Clifton Village and Bristol's harbourside.
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room, dining room and kitchen.
- **First Floor:** split level landing, bedroom 1, bedroom 2 and family shower room/wc.
- **Outside:** a pretty westerly facing private rear garden with established flower borders.
- Located in the Clifton/Hotwells residents parking zone.
- Offered to the market with no onward chain.





GROUND FLOOR

APPROACH: from the pavement the front entrance door can be found immediately in front of you.

ENTRANCE VESTIBULE: via hardwood front door with fanlight above, ceiling light point, cornicing, hessian flooring and moulded skirting boards. Door leads to:-

ENTRANCE HALLWAY: ceiling light point, radiator, coving, engineered wooden flooring, stairs ascend to first floor landing, opening to dining room. Door leading to:-

SITTING ROOM: (13'2" x 13'1") (4.01m x 3.98m) central ceiling light point, multi-paned double glazed sash window to front elevation with working wooden shutters, coving, picture rail, feature fireplace with painted mantelpiece, radiator, moulded skirting boards.

DINING ROOM: (16'6" x 13'5") (5.03m x 4.10m) multi-paned sash window overlooking the private rear garden, ceiling light point, built-in period cabinetry to one side of chimney recess, engineered wooden flooring, radiator, moulded skirting boards, two understairs storage cupboards. Square opening leading to:-

KITCHEN: (12'2" x 7'9") (3.72m x 2.36m) a galley kitchen fitted with a matching range of wall, base and drawer units with square edged laminate worktop over, tiled surrounds, inset 1½ bowl stainless steel sink with mixer tap over. Integrated appliances include double waist height oven, induction hob with extractor fan over, fridge/freezer and dishwasher. Ceiling light point, multi-paned sash window to the side elevation plus window to the rear elevation, wood effect vinyl flooring, stable door giving access to private rear garden.

FIRST FLOOR

LANDING: a split-level landing with large Velux ceiling skylight, ceiling light point, built-in storage cupboard plus large recess with plumbing for small washing machine. Doors radiate to bedroom 1, bedroom 2 and family shower room/wc.

BEDROOM 1: (16'5" x 13'3") (5.01m x 4.03m) a generous sized bedroom with ceiling light point, two loft access points, multi-paned double glazed sash window overlooking the front elevation, built-in cupboard with hanging rail and slatted storage shelf above, radiator, exposed wooden floorboards, moulded skirting boards.

BEDROOM 2: (13'8" x 10'5") (4.17m x 3.17m) a double bedroom with multi-paned sash window overlooking the rear garden, ceiling light point, radiator, moulded skirting boards.

FAMILY SHOWER ROOM/WC: low level wc, pedestal wash hand basin, wet room style shower which is system fed from the boiler. Ceiling light point, extractor fan, multi-paned double glazed sash window overlooking the private rear garden, built-in cupboard housing Vaillant combi boiler with slatted shelving to one side, tiled surrounds, radiator, vinyl flooring.

OUTSIDE

REAR GARDEN: a beautiful westerly facing private rear garden which is mainly laid to low maintenance paving. There are deep borders housing a variety of mature trees, plants and flowers with pretty stone wall boundaries. Outside wc. The garden is extremely private and is larger than average for this location.





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: 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.



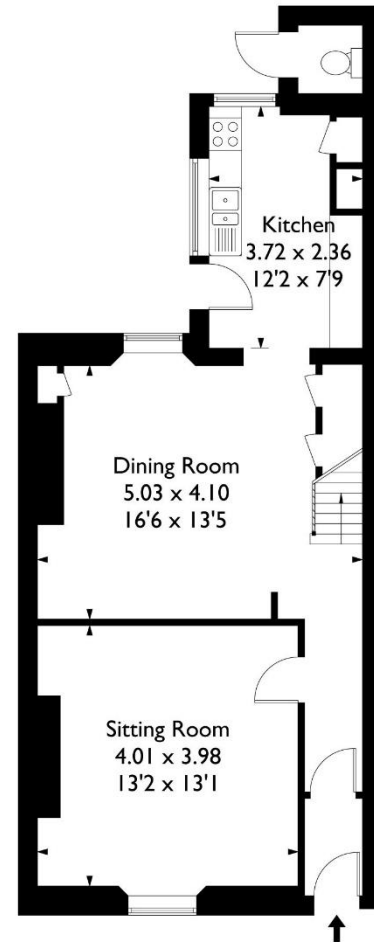
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



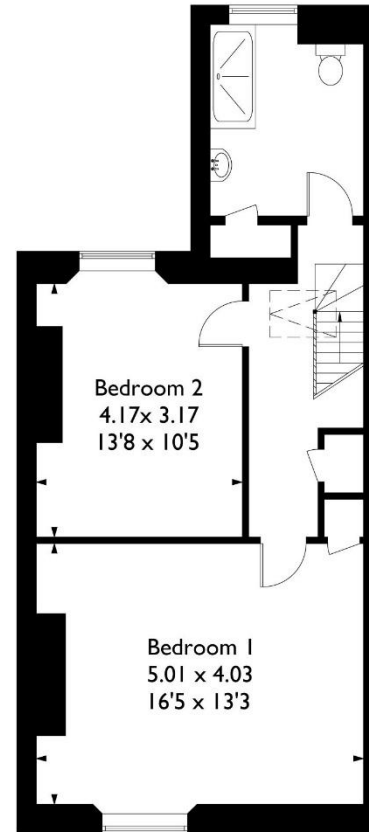


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Approximate Gross Internal Area 101.5 sq m / 1092.2 sq ft



Ground Floor



First Floor

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.