



7 Glendale, Clifton

Guide Price £625,000

RICHARD
HARDING



7 Glendale,

Clifton, Bristol, BS8 4PN

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An incredibly charming and characterful three double bedroom (potentially four) Victorian end of terrace home, tucked away in a peaceful cul-de-sac in Clifton, offering exiting scope for further renovation and personalisation. Enjoying the rare advantage of a garage.

Key Features

- Entering the property there is an entrance hallway flowing through beside an open plan through lounge/dining room with window to front offering a lovely outlook. There is a separate kitchen, and to the first floor there are two double bedrooms (1 en-suite) and a family bathroom. On the second floor there is a large through bedroom (likely formerly 2 separate rooms) also providing lovely views.
- Quotations available upon viewing for the required roof replacement (circa £13,000).
- Gorgeous location, tucked away on a discreet and little-known cul-de-sac in a friendly rank of 3 period homes, with wonderful views overing neighbouring The Polygon. Clifton Village is a short stroll up the hill and Bristol's harbourside is equidistant at the bottom of the hill, making it a great base to explore the city.
- Offered with no onward chain making a prompt and convenient move possible.
- A unique opportunity to put one's own stamp on this well-located period property.





GROUND FLOOR

APPROACH: via steps leading off the end of the cul-de-sac in Glendale, down to a pedestrian walkway running in front of the attractive terrace. Number 7 is the last house on the lefthand side. Through the main entrance door and into:-

ENTRANCE VESTIBULE: high ceilings with ceiling cornicing, stained glass door opens to:-

ENTRANCE HALLWAY: high ceilings with ceiling cornicing, fuse box for electrics, exposed stripped floorboards, radiator, staircase rising to first floor landing with useful understairs storage recess, doors radiate to:-

SITTING/DINING ROOM: (27'5" x 12'5") (8.34m x 3.78m) high ceilings with ceiling coving, bay window to front elevation comprising three sash windows, period fireplace, book shelving to chimney recess. Wide wall opening connecting the two reception spaces. Further windows to rear and side elevations. Exposed stripped floorboards and radiators.

KITCHEN: (12'5" x 8'1") (3.78m x 2.47m) fitted kitchen comprising base and eye level cupboards and drawers. Vaillant gas boiler, windows to rear and part glazed door accessing the rear courtyard (with side access to front).

FIRST FLOOR

LANDING: staircase rising to the second floor, doors radiating to:-

BEDROOM 1: (16'1" x 12'0") (4.89m x 3.67m) double bedroom with two sash windows to front elevation, high ceilings with ceiling cornicing, exposed stripped floorboards, radiator and door accessing:-

En-suite Shower Room: shower enclosure, low level wc and wall mounted wash basin.

BEDROOM 2: (10'3" x 8'6") (3.12m x 2.59m) doubled bedroom with sash window to rear elevation, high ceilings, and pretty period fireplace.

BATHROOM/WC: white suite comprising panelled bath, corner shower enclosure, low level wc, wash handbasin, sash window to rear elevation and heated towel rail.

SECOND FLOOR

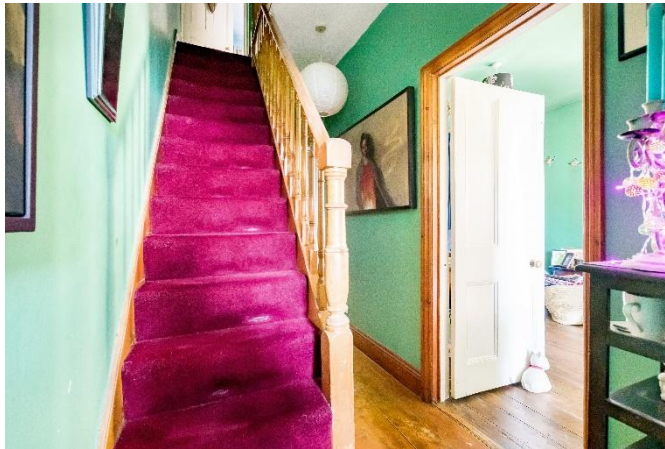
LANDING: spacious landing with high level window to rear elevation and door accessing:-

BEDROOM 3: (24'10" x 15'11") (7.56m x 4.85m) a large loft double bedroom, (which has previously been two rooms) with windows to front and rear elevations and radiators.

OUTSIDE

SIDE COURTYARD GARDEN: leaving the front of the property to the left, there is a generous wedge-shaped courtyard, offering a peaceful outside seating area, perfect for outdoor entertaining with built-in garden store and access to a rear courtyard:-

GARAGE: there is a single garage situated on Glendale. It is the middle garage in a rank of three as you ascend Glendale from the property on the righthand side.



PARKING: residents' parking for the property is situated in the local parking permit scheme area and permits are available from the council for a modest annual fee.

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 Leasehold with the remainder of a 8,999 year lease from 24 June 1855 and is subject to an annual Ground rent of £3.10.0. This information should be checked with your legal adviser.

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

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.

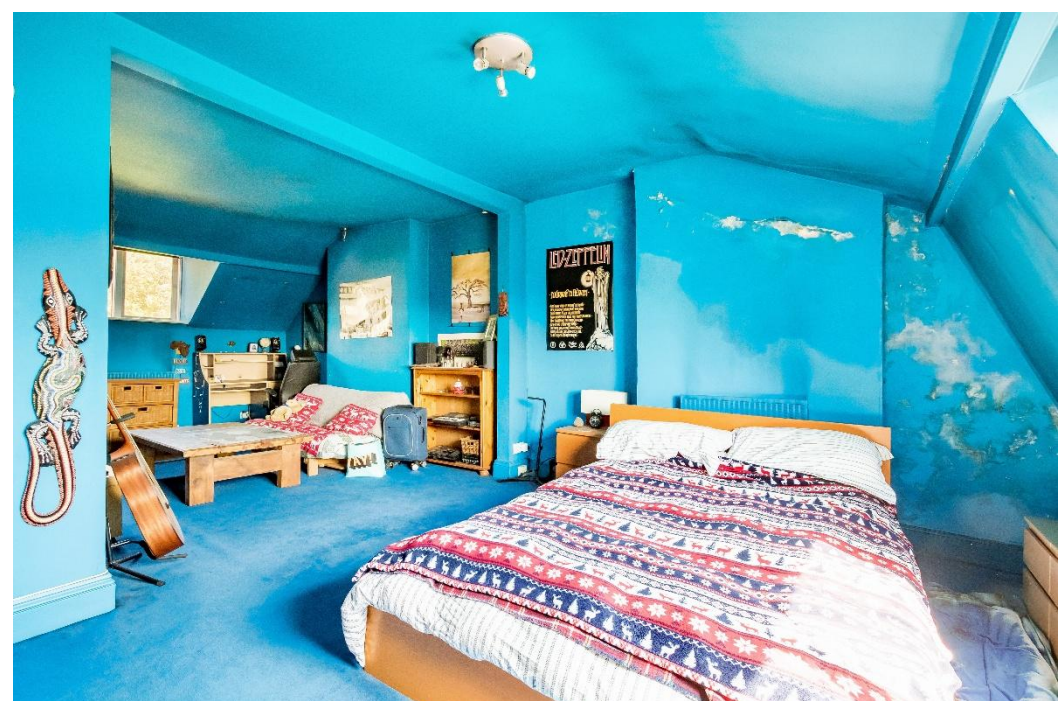
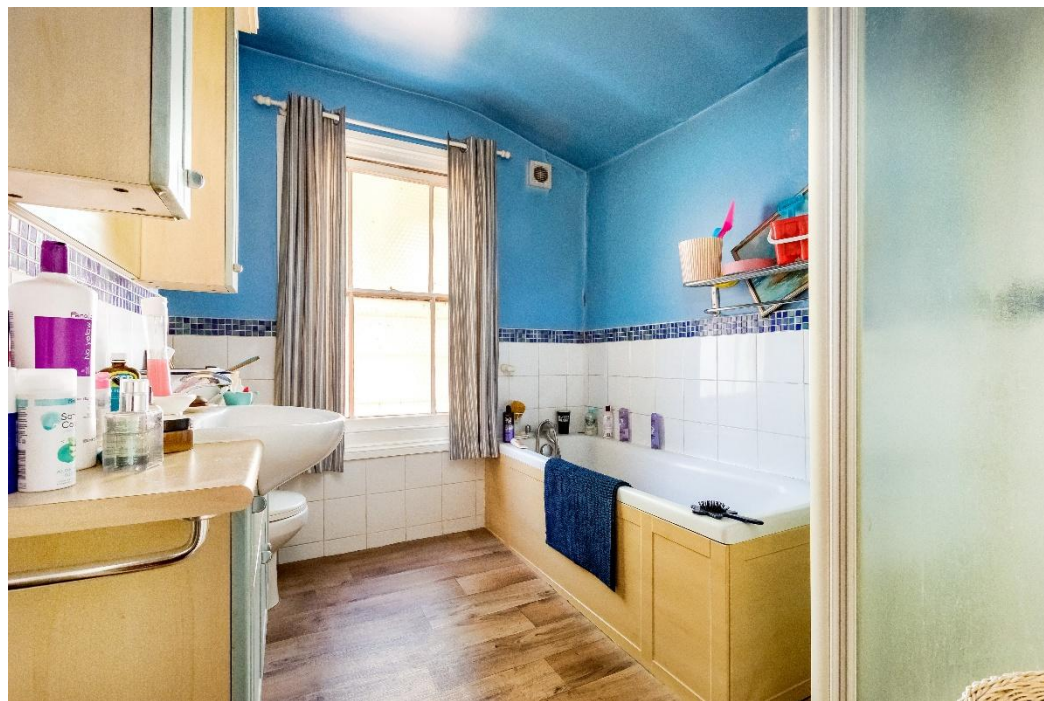
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 C

46 E

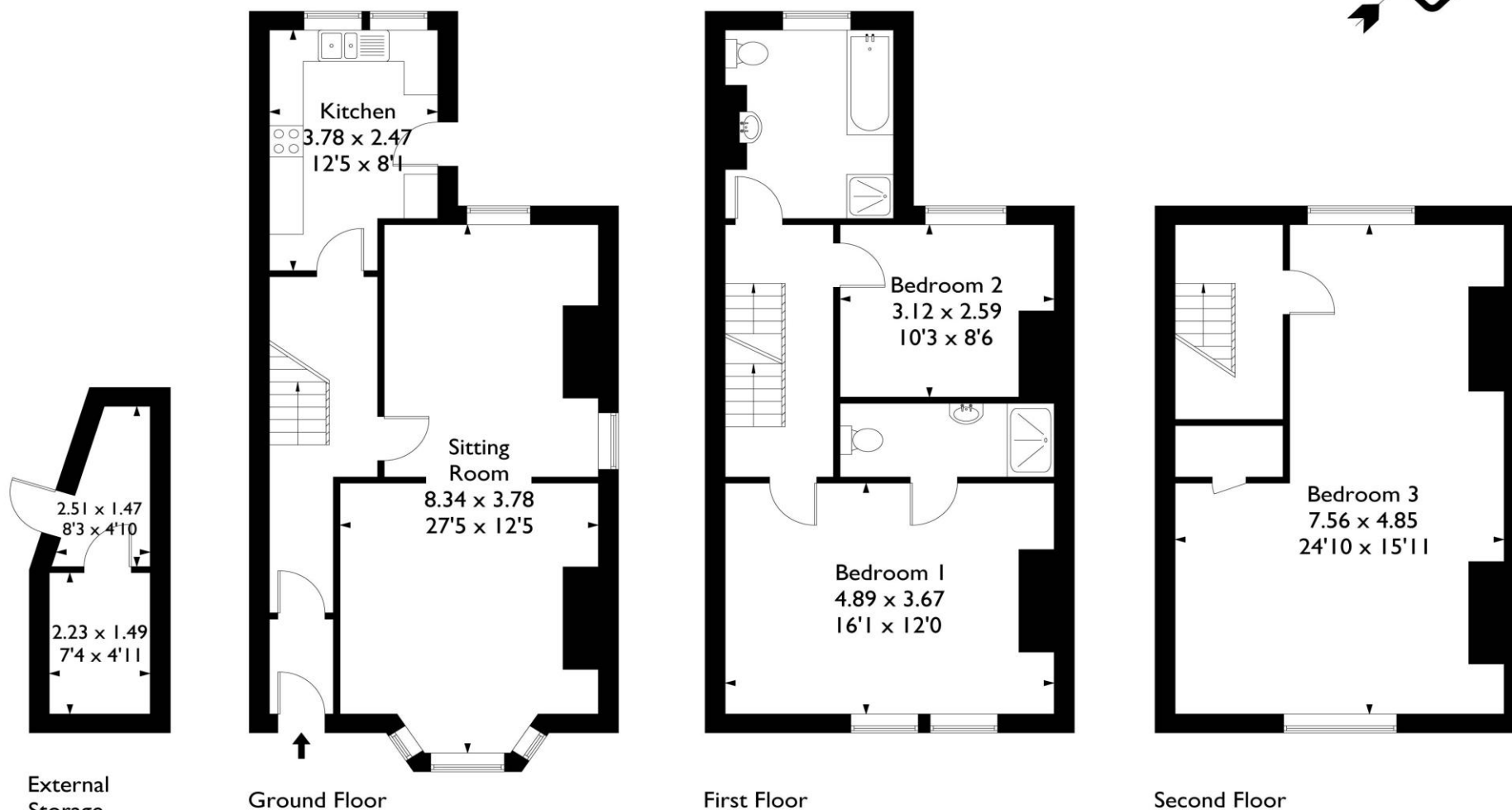
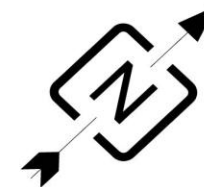
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Glendale, Clifton, Bristol BS8 4PN

Approximate Gross Internal Area 127.20 sq m / 1368.90 sq ft
(Excludes External Storage)



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.