



2 Emily Place, Camp Road

Guide Price £1,600,000

RICHARD
HARDING



2 Emily Place, Camp Road,

Clifton, Bristol, BS8 3ND

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An exceptionally rare opportunity to purchase a detached two storey, 4 double bedroom house in the heart of Clifton Village. Enjoying off road parking for several cars, a garage and a westerly facing level rear garden.

Key Features

- Situated on the desirable Camp Road, within a short stroll across Christchurch Green to the excellent shops, cafes and restaurants of The Mall and Princess Victoria Street in Clifton Village. The green open spaces of the Downs, the Suspension Bridge, and access to all central areas are also nearby, yet the property is tucked away on a peaceful and well-regarded side road.
- Lateral accommodation arranged over two floors assumes two generous reception rooms, a sociable kitchen/breakfast room and separate third reception/home office, a ground floor cloakroom/wc, understairs storage, 4 double bedrooms (2 en-suite) to the first floor.
- Private sunny rear garden with gated access onto a driveway and single garage.
- Enjoyed by the current owner for over 30 years, this incredibly rare, detached Clifton home has much to offer.





GROUND FLOOR

APPROACH: via a driveway providing off road parking for several vehicles lengthways. Running off the driveway there are a couple of steps up leading to a pretty lawned front garden with a few steps up to the attractive covered entrance and main front door to the house.

ENTRANCE VESTIBULE: (8'6" x 6'0") (2.59m x 1.83m) a welcoming entrance with door leading through to the sitting room and further door off to the ground floor cloakroom/wc.

SITTING ROOM: (23'9" x 16'10" max) (7.25m x 5.12m) a lovely light filled room with a bay window to the front comprising floor to ceiling double glazed windows overlooking the front garden, high ceiling with ceiling coving, feature fireplace, double pocket doors leading through into reception 2/dining room, further part glazed door leading into the central hallway with understairs storage cupboard housing the fuse box and switch for the solar panels. Staircase rising to first floor landing and another door leads off to reception 3/study.

RECEPTION 2/DINING ROOM: (rear) (14'5" x 12'10") (4.40m x 3.92m) a good size second reception room with double doors providing a seamless access out onto the rear garden, high ceiling with ceiling coving, and a wide wall opening creating a sociable connection through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (14'5" x 13'0") (4.40m x 3.96m) a modern fitted kitchen comprising base and eye level cream kitchen units with worktop over, inset sink and drainer unit, integrated appliances including a tall larder fridge and separate larder freezer, double eye level Neff ovens, dishwasher and an induction hob. Dual aspect double glazed windows to rear and side, an overhanging breakfast bar providing seating, a double glazed door to rear accessing the rear garden and a further door connecting back through to the central hallway.

RECEPTION 3/STUDY: (9'2" x 8'8") (2.80m x 2.63m) a useful third reception room, currently used as a home office with high ceiling, ceiling coving, double glazed windows to side and built in bookcases.

CLOAKROOM/WC: low level wc, wash hand basin with storage beneath, coat hooks and double glazed window to side.



FIRST FLOOR

LANDING: a lovely bright central landing with doors off to all 4 bedrooms and the 2 bath/shower rooms, each of which can either be used independently or as en-suites to bedroom 1 and bedroom 2 respectively. Loft hatch accessing a loft storage space.

BEDROOM 1: (rear) (16'6" x 12'2") (5.04m x 3.70m) a double bedroom with built in wardrobes, double glazed windows to rear, offering a lovely outlook over rear and neighbouring gardens, ceiling coving and door connecting through to an en-suite bathroom/wc.

En-Suite Bathroom/wc: a panelled bath with shower over, low level wc, pedestal wash basin, glazed roof light panel providing borrowed light from the skylight in the roof space, heated towel rail, and a door connecting back through to the first floor landing.

BEDROOM 2: (front) (16'6" x 12'1" max) (5.04m x 3.69m) a double bedroom with built in wardrobes, double glazed window to front providing an open outlook, ceiling coving, and a door connecting through to the second shower room/wc.

SHOWER ROOM/WC: can be used as an en-suite or as an independent shower room, this modern white suite comprises of a walk in shower area with system fed shower, low level wc, wash hand basin with built in cabinets beneath, part tiled walls, tiled floor, skylight window, extractor fan.

BEDROOM 3: (front) (15'2" max into recess x 9'2") (4.62m x 2.80m) a double bedroom with ceiling coving and double glazed window to front.

BEDROOM 4: (rear) (12'2" x 9'4") (3.70m x 2.84m) a double bedroom with double glazed window to rear, ceiling coving, recessed wardrobes.



OUTSIDE

FRONT GARDEN, OFF ROAD PARKING & GARAGE: the property enjoys a level lawned front garden with attractive stone boundary walls, flower border containing various plants and shrubs. To the right hand side of the property there is a tarmacked driveway providing the incredibly rare advantage for off road parking for at least three vehicles lengthways, which leads up to the garage and handy access through to the rear garden.

GARAGE: (18'0" x 10'0") (5.48m x 3.05m) single garage with up and over door provides incredibly useful storage.

REAR GARDEN: a sunny westerly facing level lawned rear garden with attractive stone boundary walls, paved seating area, garden shed, well stocked flower borders containing various shrubs and plants.

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: G

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		
55-68	D	60 D	75 C
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.



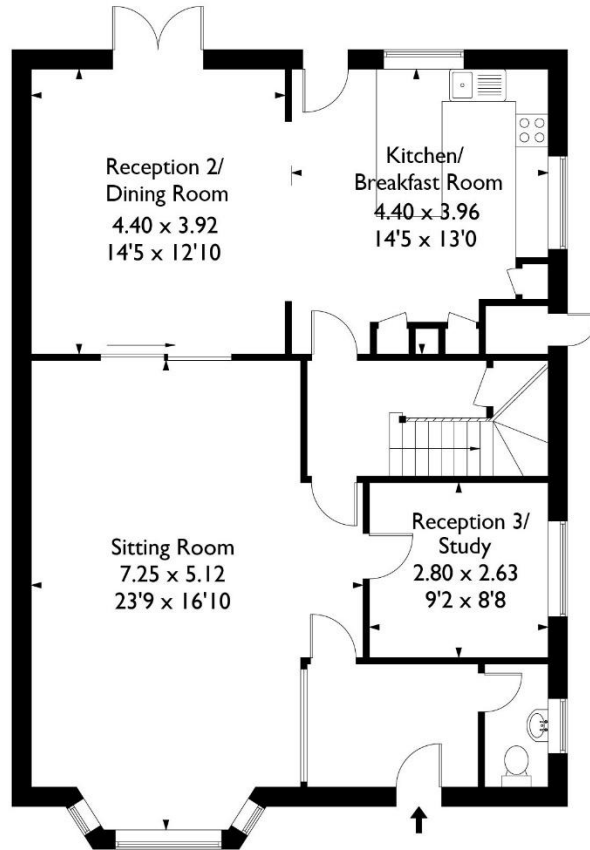


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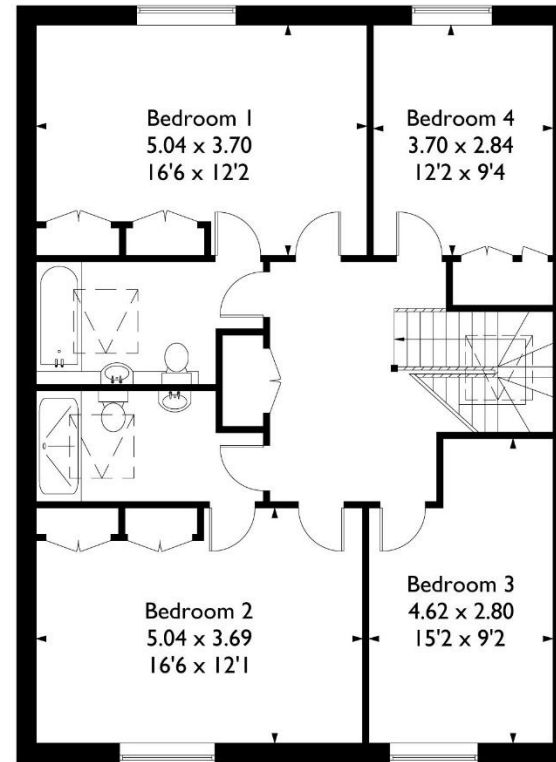
Approximate Gross Internal Area 179.80 sq m / 1934.80 sq ft

Garage Area 16.70 sq m / 179.90 sq ft

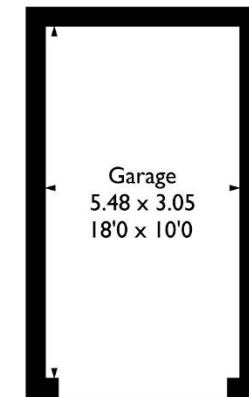
Total Area 196.50 sq m / 2114.70 sq ft



Ground Floor



First Floor



Garage

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.