



2 Richmond Dale, Clifton

Guide Price £625,000

RICHARD  
HARDING





# 2 Richmond Dale,

Clifton, Bristol, BS8 2UB

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A beautifully presented and well maintained 4 bedroom, three storey, town house with flexible accommodation, social open-plan kitchen/living/dining room opening out onto a pretty enclosed courtyard rear garden.

## Key Features

- The house enjoys a warm and cosy feel, offering practical living space and set off the beaten track close to the Downs.
- It is a vibrant and friendly neighbourhood well served by many amenities and transport links on Whiteladies Road.
- **Ground Floor:** entrance hallway, open-plan kitchen/living/dining room.
- **First Floor:** landing, bedroom 1, bedroom 4 and family bathroom/wc.
- **Second Floor:** landing, bedroom 2, bedroom 3 and shower room/wc
- **Outside:** a pretty and low maintenance enclosed rear courtyard enjoying a sunny and quiet aspect.
- Gas central heating and double glazing throughout.
- Located in the Clifton East (CE) residents parking zone.







## **GROUND FLOOR**

**APPROACH:** from the pavement, hardwood front door with fanlight above leads into:-

**ENTRANCE HALLWAY:** ceiling light point, radiator, understairs storage recess, stairs ascend to first floor landing, skirting boards. Door leading to:-

**OPEN PLAN KITCHEN/LIVING/DINING ROOM:** (27'2" x 14'10") (8.27m x 4.53m) measured as one, but described separately as follows:-

**Kitchen:** fitted with a generous array of gloss wall, base and drawer units, with square edged granite worktop over with matching upstand, inset 1 ½ bowl stainless steel sink with drainer unit to one side and mixer tap over. Integrated appliances include Hotpoint washing machine, plus AEG double oven with gas hob and extractor fan over. Space for slimline dishwasher, fridge and freezer. Worcester combi boiler housed within cabinetry. Double glazed sash window to front elevation.

**Living/Dining Area:** ample space for sofas and dining room furniture, ceiling light points plus wall light points, radiator, skirting boards. Double glazed French doors with window to either side leading out onto private rear courtyard.

## **FIRST FLOOR**

**LANDING:** double glazed sash window to front elevation, two ceiling light points, radiator, skirting boards. Doors radiate to bedroom 1, bedroom 4 and family bathroom/wc.

**BEDROOM 1:** (15'1" x 10'11") (4.59m x 3.34m) a double bedroom with double glazed window overlooking the private rear courtyard, radiator, two ceiling light points, skirting boards.

**BEDROOM 4:** (9'2" x 8'5") (2.80m x 2.56m) currently arranged as a study with double glazed sash window to front elevation, ceiling light point, an array of fitted wardrobes with high level cupboards above, radiator, skirting boards.

**FAMILY BATHROOM/WC:** a white suite comprising of low level wc, pedestal wash hand basin, panelled bath with handheld shower over, obscured double glazed window to side elevation, inset ceiling downlighters, tiled surrounds, chrome towel radiator, tiled flooring with underfloor heating.

## **SECOND FLOOR**

**LANDING:** stairs ascend from first floor landing, ceiling light point. Doors radiate to bedroom 2, bedroom 3 and shower room/wc.

**BEDROOM 2:** (15'0" x 10'11") (4.58m x 3.34m) a large double bedroom with good ceiling height, two ceiling light points, double glazed window overlooking the rear elevation, radiator, skirting boards.

**BEDROOM 3:** (11'11" x 8'9") (3.39m x 2.67m) ceiling light point, double glazed sash window to front elevation, built-in cupboard with fitted shelving, radiator, skirting boards.

**SHOWER ROOM/WC:** a white suite comprising of low level wc with concealed cistern, pedestal wash hand basin, corner shower enclosure with system fed shower over, obscured double glazed window to side elevation, two ceiling light points, tiled surrounds, wall mounted towel radiator, storage recess with wooden slatted shelving, tiled flooring.



## OUTSIDE

**COURTYARD REAR GARDEN:** a sunny south-easterly facing enclosed courtyard which is laid predominantly to paving. An ideal area for entertaining and relaxing, offering a good deal of privacy, fully enclosed by a combination of stone wall and rendered boundaries. Useful side access gate.

## 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: 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             | 69 C    | 85 B      |
| 55-68 | 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.





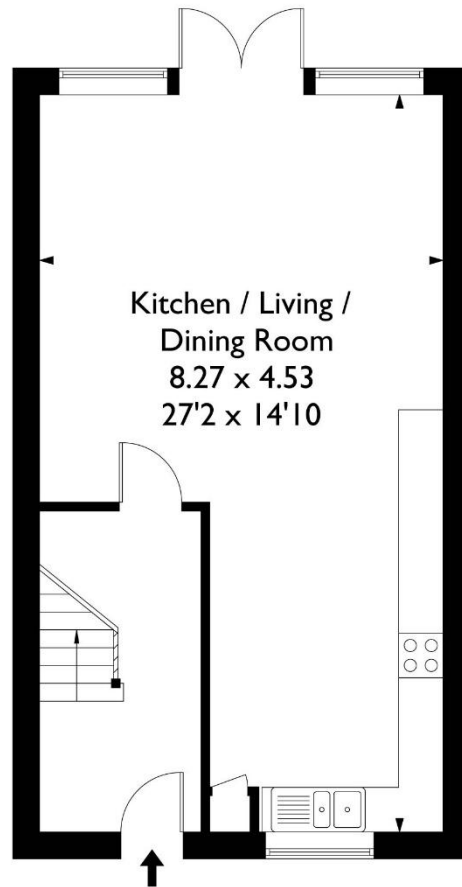




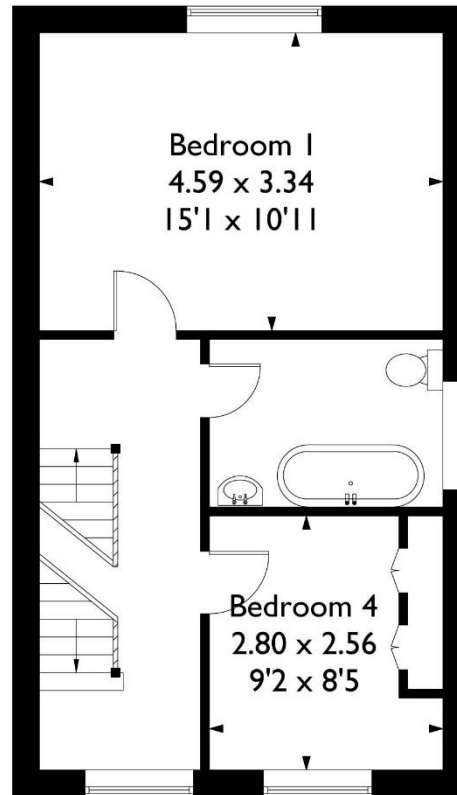


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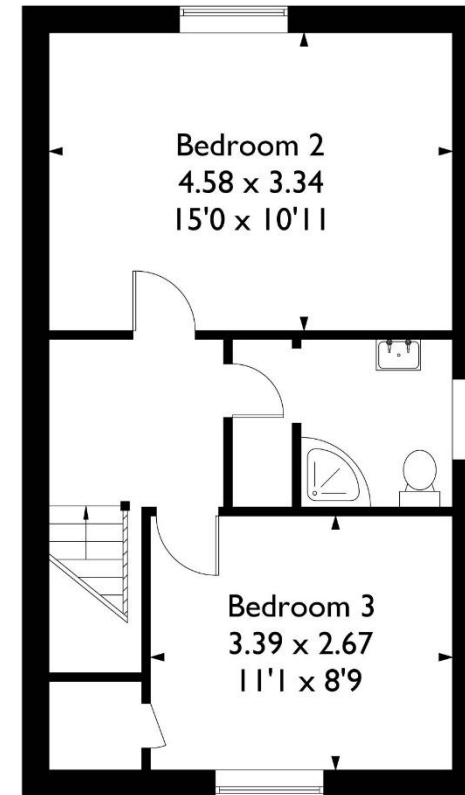
Approximate Gross Internal Area 111.80 sq m / 1203.90 sq ft



Ground Floor



First Floor



Second 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.