



6 Caledonia Mews, Princess Victoria Street

Guide Price: £675,000

RICHARD
HARDING

6 Caledonia Mews, Princess Victoria Street

Clifton, Bristol, BS8 4DA

RICHARD
HARDING

A charming and characterful 2 double bedroom, 2 bath/shower room, mews coach house, in a discreet favoured location right in the heart of Clifton Village. Imaginatively conceived and beautifully renovated. A stylish, refined and civilised city home with semi open-plan kitchen/dining/living room.

Key Features

- An outstanding high-quality two-storey mews house in a discreet location just off Princess Victoria Street in Clifton Village, ideal for professional businesspeople or downsizers.
- Beautifully renovated and appointed to provide a refined and very civilised home with lots of character and a wonderful atmosphere. Our vendor clients have recently replaced the roof, installed triple glazing to the front elevation and replaced the render at the side and rear of the property.
- The property enjoys a tranquil location and yet is within yards of the local boutique shops, restaurants and cafes of Clifton Village, whilst also being within a short stroll of Clifton Suspension Bridge and the Downs. Within easy reach of Bristol's harbourside, the expansive green open spaces of Leigh Woods and Ashton Court, as well as all central areas, making it the perfect location to enjoy the city.
- **Ground Floor:** sitting/dining room with wide wall opening through the modern kitchen.
- **First Floor:** landing, 2 double bedrooms (one with en-suite shower room), family bathroom.
- Off-street parking by mutual agreement with the other Mews residents.
- A rare opportunity to buy a sought-after mews property in a convenient and peaceful location.

GROUND FLOOR

APPROACH: solid wood panelled front door with stainless steel door furniture and external wall light, opens to:-

ENTRANCE VESTIBULE: inlaid entrance mat, recessed shelving to one side, open fronted cupboard with electric consumer unit, burglar alarm, wall mounted coat hooks. Open walkway through to:-

LIVING/DINING ROOM: (22'3" x 13'5") (6.78m x 4.08m) virtually full width window to the front elevation comprising three triple-glazed aluminium/pvc windows, two radiators, inset ceiling downlights, turning staircase ascending the first floor. Wide wall opening through to:-

KITCHEN: (20'3 x 7'6") (6.17m x 2.28m) a pair of aluminium/pvc triple-glazed windows to the front elevation. Stylish handle-less and soft-closing kitchen combining drawers and cabinets. Roll-edged granite effect worktop surface with splashback and wall mounted shelving and pelmet lighting. Composite sink with draining board to side and swan neck mixer tap over. Integral appliances include 4 ring induction hob with Faber extractor hood over, tall CDA fridge/freezer, Bosch electric oven, Neff dishwasher and Bosch washer/dryer. Wood effect tiled flooring, inset ceiling downlights, additional shelving.

FIRST FLOOR

LANDING: enjoying natural light with high-level strip window to the rear elevation, two useful storage cupboards (one with fixed shelving), radiator, inset ceiling downlights. Access to partially boarded loft, which houses a gas-fired boiler, and offers ample storage space, via pull-down ladder. Doors with stainless steel door furniture and moulded architraves, opening to:-





BEDROOM 1: (13'1" x 12'2") (4.0m x 3.70m) a pair of aluminium/pvc triple-glazed casement windows to the front elevation with radiator below, four wall light points, moulded skirtings, double opening built-in wardrobe with hanging rail.

BEDROOM 2: (10'8" x 9'0) (3.26m x 2.74m) a pair of aluminium/pvc triple-glazed casement windows to the front elevation with radiator below, built-in wardrobe with hanging rail and shelving, moulded skirtings, ceiling light point, timber panelling along one wall to dado height. Door with stainless steel door furniture opening to:-

En-Suite Shower Room: shower cubicle with sliding glass door and side panels, low level shower tray, fully tiled surround, wall mounted shower unit and handheld shower attachment. Wall mounted wash hand basin with mixer tap, tiled surround and pull-out drawer below. Low level dual flush wc. Tiled flooring, heated towel rail/radiator, inset ceiling downlights, extractor fan, mirrored cupboard with integral lighting.

FAMILY BATHROOM/WC: panelled bath with shower screen, fully tiled surround, wall mounted mixer tap and handheld shower attachment. Wall mounted wash hand basin with mixer tap and pull-out drawers below. Low level dual flush wc, tiled flooring, moulded skirtings, heated towel rail/radiator, high level strip window to the rear elevation, inset ceiling downlights, extractor fan, mirrored cupboard with integral lighting.

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.



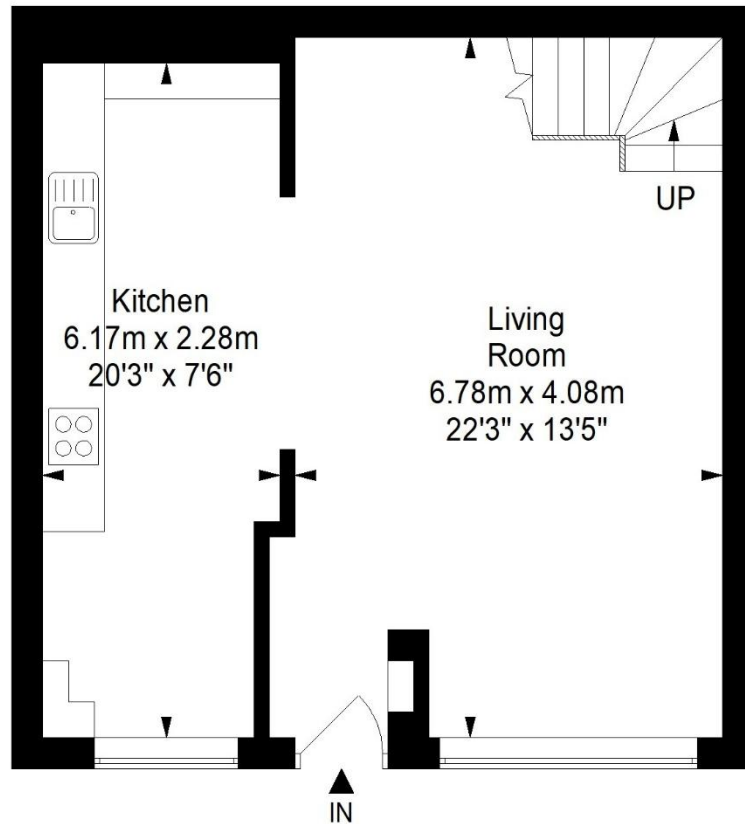
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

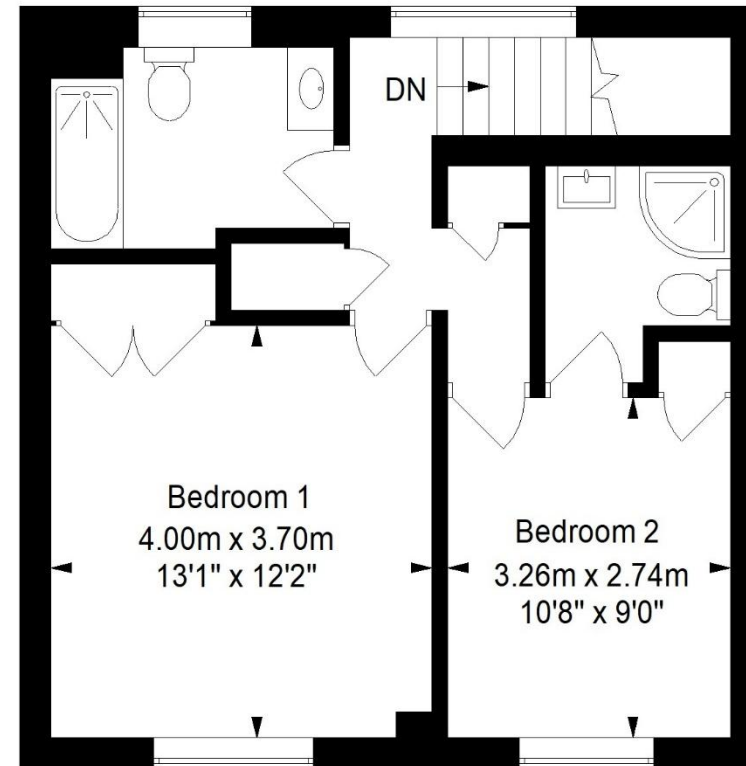


Caledonia Mews, Clifton, Bristol, BS8 4DA

Approximate Gross Internal Area = 89.6 sq m/ 964.5 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All efforts have been made to ensure its accuracy at time of print