



54 Alfred Hill, Kingsdown
Guide Price £800,000

RICHARD
HARDING



PEDESTRIAN
ACCESS TO BIN
& ONCROLOGY
DEPT'S ONLY
TERRELL ST. CLOSED

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54 Alfred Hill,

Kingsdown, Bristol, BS2 8HN

RICHARD
HARDING

A remarkable and exceptionally finished 4 bedroom Edwardian bay fronted family home (circa 1,865 sq. ft.), with a well-stocked 50ft x 20ft rear garden, set within the historic cobbled streets of Kingsdown.

Key Features

- A tastefully extended and stylishly presented family home situated within the heart of the city, with a large, for the area, rear garden.
- **Accommodation:** Four well-proportioned bedrooms, two reception rooms, two bath/shower rooms and a stunning extended kitchen space.
- Mature 50ft x 20ft walled rear garden.
- Full of period charm and flooded with natural light.
- Within the Kingsdown (KN) residents parking scheme.
- Prime location in a sought after historic area, this stylish house is nestled above the BRI hospital just a short stroll down to the city centre, Bristol University, Park Street and the Triangle, whilst also being within easy reach of Clifton Village, Whiteladies Road and the harbourside. The perfect location to enjoy the city.
- An enviable city home of true quality which is rarely seen to market, an early viewing is highly recommended to appreciate this fine renovation project.





GROUND FLOOR

APPROACH: the property is accessed from pavement via a pathway leading beside the compact front garden to a multi-panelled wooden door with fanlight over which opens into:-

ENTRANCE VESTIBULE: inset doormat, light point, moulded skirting boards, wall mounted coat hooks, wooden door with stained glass inserts which opens to:-

ENTRANCE HALLWAY: wood flooring and provides access off to the sitting room, dining room which leads through to the kitchen out to the garden. Ground floor wc, carpeted staircase with wooden balustrade ascends to the upper levels of this house. Moulded skirting boards, radiator, dado rail, multiple light points.

SITTING ROOM: (16'5" x 11'11") (5.01m x 3.64m) light coming in via four sash windows to the front elevation with leafy outlook across towards the street scene with curtain rail over, cast iron fireplace, wooden flooring, picture rail, ceiling cornicing, light point, moulded skirting boards, gas column radiator.

DINING ROOM: (accessed off the hallway) (12'5" x 10'9") (3.79m x 3.28m) leads through to the kitchen. Laid to wooden flooring with moulded skirting boards, gas radiator, picture rail, ceiling cornicing, light point, light coming in via the rear elevation via floor to ceiling double glazed window overlooking the garden. A versatile space currently utilised as a dining room and seamlessly connects through to:-

KITCHEN: (24'0" x 11'3") (7.31m x 3.42m) beautifully refurbished by the current owners to a high standard throughout and comprises of a variety of wall, base and drawer units with square edged quartz worktops, 1½ bowl sink with tap over, integrated dishwasher, fridge/freezer, large kitchen island which doubles up as a breakfast bar with a variety of cabinet drawers below and square edged quartz worktop, 4 ring hob over with gas oven, inset ceiling downlights, wooded flooring, moulded skirting boards. French doors lead to the rear garden, light coming in via the side elevation via a sash window overlooking the side return space.

WC: low level wc, floor standing wash hand basin with tap, extractor fan, light point, tiled flooring.

FIRST FLOOR

SPLIT LEVEL LANDING: provides access off to bedroom 1, bedroom 2, bedroom 3, family bathroom/wc and shower room/wc, carpeted staircase with wooden balustrade ascends to the top floor.

BEDROOM 1: (16'9" x 16'5") (5.10m x 5.01m) wooden flooring, light coming in via five sash windows set into the bay to the front elevation with leafy outlook across towards the street scene, light point, recently installed integrated wardrobe space, cast iron fireplace, gas radiator, moulded skirting boards.

BEDROOM 2: (12'6" x 10'9") (3.82m x 3.28m) light coming in via the rear elevation via sash window overlooking the rear garden, fitted carpet, moulded skirting boards, light point, integrated wardrobe space, light point, gas radiator.

BEDROOM 3: (11'9" x 11'6") (3.57m x 3.51m) wooden flooring, light coming in via the rear elevation via sash window overlooking the rear garden, moulded skirting boards, light point, gas radiator.

FAMILY BATHROOM/WC: comprises of a low level wc, wall standing wash hand basin with bowl sink and tap over, bath cubicle with wall mounted shower head and controls, extractor fan, light point, light coming in partially via the side elevation via upvc frosted double glazed window, tiled wood effect floor.

SHOWER ROOM/WC: accessed to the side of the family bathroom. Comprises of tiled flooring, shower cubicle with glass insert and wall mounted stainless steel shower head and controls, wall standing wash hand basin with chrome tap, low level wc, inset ceiling downlights, extractor fan, light coming in via the side elevation via upvc double glazed window.

SECOND FLOOR

Carpeted staircase with wooden balustrade ascends to the second floor which provides direct access into:

BEDROOM 4: (15'7" x 14'7") (4.76m x 4.45m) a well-proportioned loft conversion, stripped wooden flooring, light coming in via 5 Velux skylights, access into additional eaves space. Moulded skirting boards, light point, gas radiator.



OUTSIDE

FRONT GARDEN: a compact space with a selection of plants and shrubs which leads beside pavement from the street to the front door of the house. Dwarf boundary brick wall to the front and side elevations.

REAR GARDEN: (50ft x 20ft) (15.24m x 6.10m) a large, for the area, rear garden accessed via the kitchen, predominantly laid to patio tiles with brick boundary borders and a selection of mature shrubs and plants to its borders providing a degree of privacy. There is a large wooden decked area to the rear with space for table and chairs which in turn is the perfect al fresco dining space.

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:

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.

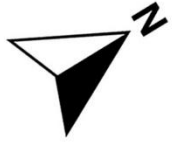
EPC to follow

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






Alfred Hill, Kingsdown, Bristol, BS2 8HN

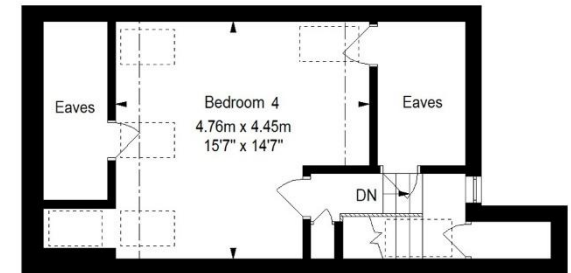


Approximate Gross Internal Area = 159.6 sq m/ 1718.0 sq ft
(Excludes Reduced Headroom Area/ Eaves)

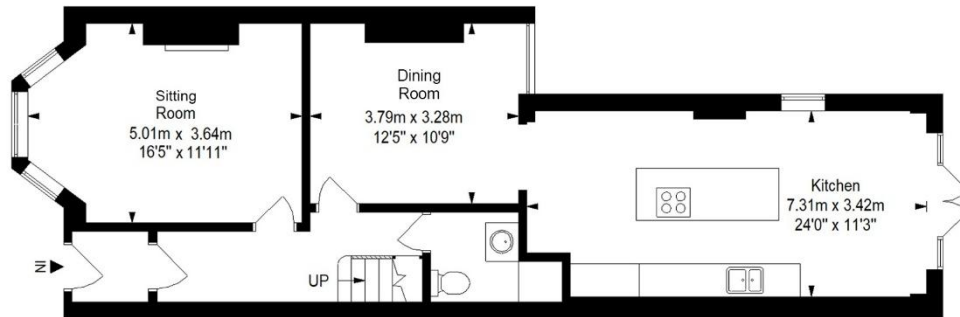
Reduced Headroom Area/ Eaves = 13.8 sq m/ 148.5 sq ft

Total Area = 173.4 sq m/ 1866.5 sq ft

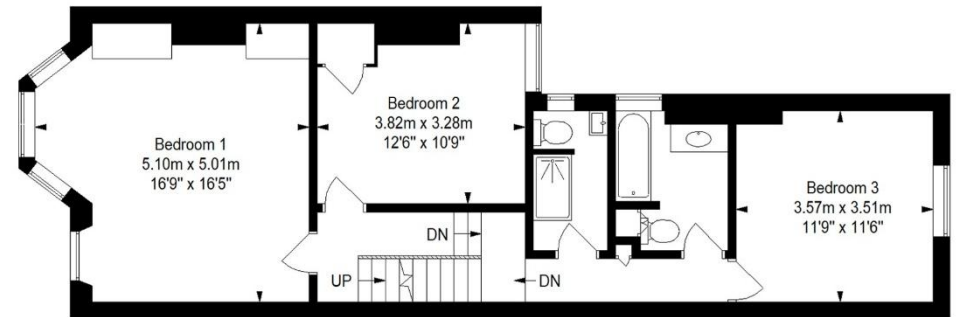
 = Reduced headroom below 1.5m / 5'0"



Second Floor



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