



Richmond Hill Avenue, Clifton, Bristol, BS8 1BG

welcome to

Richmond Hill Avenue, Clifton Bristol

A hugely rare find in Clifton! This superb property offers a cottage feel with grand proportions. The parking and garden are a tremendous asset and the property offers glorious living space and more. Please call with questions and/or to arrange a viewing where appropriate.



Richmond Hill Avenue Entrance And Hallway

Traditional front door of this Georgian Style Cottage leads directly into hallway/vestibule area. Additional internal door further insulates interior space and allows for storage of coats and hats in typical traditional fashion.

Living Room

26' max x 13' 8" max (7.92m max x 4.17m max)

The living room offers space for lounging, dining and even a work area if so desired. The room offers direct access to the garden and kitchen but also the downstairs WC & shower plus back into the central hallway. The light granted is superb given the dual aspect nature of the full length room and the feeling of 'inside-outside' living is accentuated by opening the French Doors.

The space feels extremely comfortable whilst also being convenient and sociable. Small features such as exposed granite add that little something extra as far as styling is concerned.

Downstairs W.C & Shower

6' 3" max x 5' 7" max (1.91m max x 1.70m max)

Tiled room with window to garden offers convenient additional shower and WC at ground floor level.

Kitchen

10' 1" max to cabinets x 6' 10" max to cabinets (3.07m max to cabinets x 2.08m max to cabinets)

The well proportioned kitchen with window to front aspect is fully fitted with wall and base units. Complete with SMEG electric hob, AEG oven, undercounter fridge and room for further stand alone fridge and freezer. The space is finished with tile effect flooring, spots lights and the current owner uses an additional dining bar for added convenience. This features exposed beams and has a country style feel to the space. Kitchen further leads off to the central hallway.

Central Hallway

9' 9" max x 3' 6" max (2.97m max x 1.07m max)

The central hallway leads to the staircase, side door to parking and secondary access back into the living space. Two good sized cupboards contain the water tank and secondary utility cupboard contains washing machine and shelving. Natural light granted from arched staircase window on half landing.

Staircase To Top Floor

Staircase leads to top landing and benefits from light and garden outlook from half landing window.

Bedroom 1

11' 7" Max x 10' 8" Max (3.53m Max x 3.25m Max)

Very good sized double bedroom with ensuite shower room. The rooms benefits from forward outlook to the Georgian townhouse and gardens opposite and beyond to Frederick Place. Very good sized built-in wardrobes and concealed radiators finish the ensemble.

Ensuite

8' 10" max x 8' 9" max (2.69m max x 2.67m max)

Well presented and well proportioned shower room with oversized cubicle and window to side aspect. Includes WC, basin, towel rail, shaver point and tiling. This room offers addition access from top landing creating a convenient 'Jack and Jill' configuration.

Bedroom 2

13' 5" max x 10' 3" max (4.09m max x 3.12m max)

Another very good sized bedroom with window to garden aspect. Includes glass front fitted wardrobes.

Ensuite Bathroom

7' 10" max x 6' 1" max (2.39m max x 1.85m max)

Full sized ensuite bathroom with very impressive proportions including bath with shower over, WC with fitted surrounding cabinets, additional storage cupboards and twin basin, Loft access granted here.

External Car Port

27' 3" max x 8' 5" max (8.31m max x 2.57m max)

The car port to side as accessed via lockable gate from street and further access is granted from

property side door and directly from garden. Lean-to roof provides partial shelter and the entire length measures circa 27 feet.

Garden

The superb garden spaces features a lawned area, paved sections, herbaceous borders, mature tree and raised decked area.



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welcome to

Richmond Hill Avenue, Clifton Bristol

- Detached Freehold Clifton Property
- Two Bedrooms & Two Bathrooms
- Pretty Garden to Rear
- Off Street Covered Parking
- Very Well Proportioned Rooms and Ceiling Heights

Tenure: Freehold EPC Rating: D

£625,000



Please note the marker reflects the postcode not the actual property

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