



---

| Sydney Row, Bristol, BS1 6UU

Price on Application



---

# I Sydney Row, Bristol, BS1 6UU

---

## A CHARMING END OF TERRACE PERIOD TOWNHOUSE, MOMENTS TO THE HARBOURSIDE

- Entrance porch, dining room, kitchen/breakfast room, sitting room, two bedrooms, two bathrooms
- Front and side courtyard gardens, permit parking, gas central heating, double glazed windows and patio doors, cellar

**1401.10 Sq Ft – 130.20 Sq M**

Sydney Row is a quiet backwater, moments to the stunning and historic floating harbour. The iconic SS Great Britain is just around the corner together with the rowing club and the plethora of river boats that can take you across the harbour or from one end to the other. Wapping Wharf/Cargo houses the much-loved shipping containers of independent eateries as well as cafes, delis, bars and the mini market Better Food are a five-minute walk away. For the commuter Bristol Temple Meads is approx. 3 miles away with its fast train service to London Paddington and other major cities and The 'Chocolate Path' offers cycle access to the south of Bristol.

This non listed Georgian town house offers flexible accommodation over three floors to include dining room, fully fitted kitchen/breakfast room both with patio doors leading to the delightful, enclosed courtyard and a useful side door to the front. The first floor offers a sitting room which could be a third bedroom, a family bathroom and separate shower room. The second-floor features two double bedrooms with the master bedroom enjoying a vaulted ceiling with skylights and a walk-in wardrobe. Outside a further front courtyard which has access to a large cellar with 6'3ft head height.

Further features include double glazed windows and patio doors, integrated kitchen appliances, contemporary lighting and tiling, wood flooring, ample storage throughout.

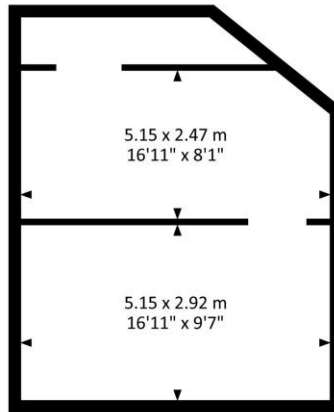
**Freehold**



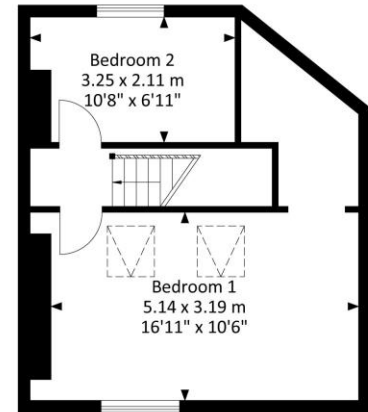


# I Sydney Row, Bristol BS1 6UU

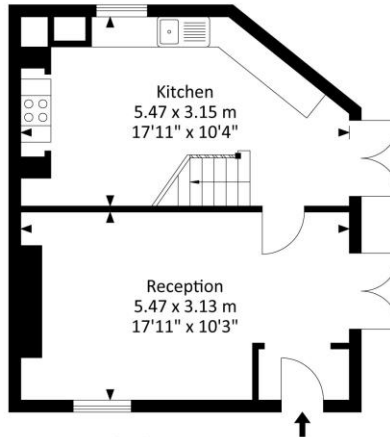
Approx. Gross Internal Area  
1401.10 Sq.Ft - 130.20 Sq.M  
(Total area includes Basement)



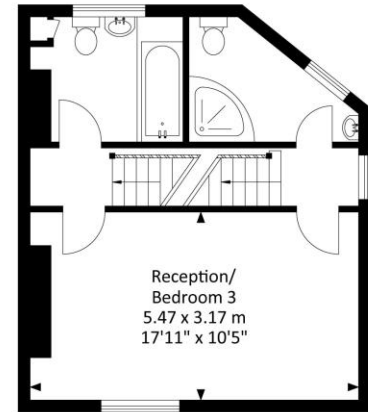
Basement



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.