



6 CAMDEN TERRACE, CLIFTON

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A FINE EXAMPLE OF AN EARLY VICTORIAN TOWN HOUSE (C 1850) FORMING PART OF A CHARMING BATH STONE TERRACE SITUATED IN ONE OF THE MOST HISTORIC PARTS OF CLIFTON AND HOTWELLS. THE PROPERTY HAS CHARACTER FILLED ACCOMMODATION ARRANGED OVER FOUR FLOORS, A BEAUTIFUL REAR GARDEN AND AN OPEN PLAN KITCHEN/DINING/LIVING SPACE TO THE LOWER FLOOR 24'2 X 13' (7.36 X 3.95M) WITH DIRECT GARDEN ACCESS.

SUMMARY OF ACCOMMODATION

The accommodation, which can also be accessed via a lane to the rear of the charming garden, provides great versatility as a four bedroom home with a full width first floor master bedroom that could serve just as well as additional sitting room if so desired. Other notable features include particularly pleasing views from the upper floors looking out of the city towards the green hillside and open spaces of Ashton Court and a full length dual aspect reception room on the hall floor. In summary, this very special house represents a truly rare opportunity for those that require an historic city home, packed full of individual character within a convenient and attractive setting so close to the amenities of the city centre, harbourside and Clifton Village.

The overall accommodation comprises entrance hall, dual aspect, full length sitting room and conservatory to the hall floor. Lower ground floor with kitchen/dining room, pantry and downstairs cloakroom. First floor: Two bedrooms (one of which could serve as another reception room if so desired) and shower room on approaching mezzanine level. Top floor: two bedrooms and a family bathroom. Outside: A pleasant rear garden of about 36 ft (or 12 meters) in depth. Please refer to the floor plan for individual room dimensions.

OTHER INFORMATION

VIEWING: Strictly by prior arrangement with Hydes Of Bristol.

LOCAL AUTHORITY – Bristol City Council. T: 0117 922 2000 W: www.bristol.gov.uk

COUNCIL TAX BAND - F – Accountable for £3,553.80 for 2024/2025.

EPC – To be confirmed, Instructed by vendors.

SERVICES – Main gas, electricity water and drainage (gas-fired central heating).

BROADBAND – Ultrafast available with download up to 1,000 mbps and upload up to 220 mbps.

MOBILE PHONE COVERAGE - Voice and Data is likely available with EE,Vodafone, Three and 02. "Limited" indoors for voice and data with EE & Three

TENURE – We understand the property to be Freehold.

LOCATION

Camden Terrace is an address held in high regard owing to the uniquely convenient proximity to many amenities including both Clifton Village and Bristol's bustling and historic harbourside. There are some elegant examples of Georgian architecture locally including the neighbouring terrace on Clifton Vale, Cornwallis Crescent, Dowry Square, and The Paragon to name but a few. The variety of shops, boutiques and restaurants in Clifton Village are within three quarters of a mile and Bristol's floating harbour is located within only a couple of hundred yards. If one chooses not to walk, then several bus routes providing easy city centre access can be found within 400 yards. Indeed, Bristol's City Centre itself is within only one mile allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. World famous, historic sites such as Isambard Kingdom Brunel's SS Great Britain and the world famous Suspension Bridge spanning the Avon Gorge (in itself, a designated area of special scientific interest and natural beauty) can also be found within a mile. The area is well served for schooling in both state and private sectors with the more local Hotwells Primary, and Christchurch Clifton Primary, both of which prove to be particularly popular community focused schools.



Approx. Gross Internal Area
170.60 Sq.Ft - 1836.80 Sq.M



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.

IMPORTANT NOTE

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