



4 Clifton Wood Road, Cliftonwood
Guide Price £995,000

RICHARD
HARDING



4 Clifton Wood Road,

Cliftonwood, Bristol, BS8 4TA

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An impressive large Grade II listed period house in the heart of Cliftonwood offering flexible accommodation, a 45ft level rear enclosed garden and exciting scope for cosmetic personalisation.

Key Features

- Situated on the border of Cliftonwood and Clifton Village, therefore incredibly handy for the shops and amenities of Regent Street, Princess Victoria Street and The Mall, as well as being handy for Queens Road, Park Street and access to all central areas. Excellent schools are also accessible including QEH, Bristol Grammar School, Christchurch Primary School and Clifton High.
- Versatile accommodation comprising five double bedrooms (one with en-suite), two further attic/storage rooms, two reception rooms and a kitchen/dining room, all neutrally decorated and ready for one to personalise and add their stamp to this large property.
- Offered with no onward chain making a straightforward move possible.
- Enjoyed by the current family for over 30 years, this well-proportioned home offers further exciting potential and a great location.
- Superb cityscape views across Brandon Hill and central areas of Bristol.





GROUND FLOOR

APPROACH: via a couple of steps up from pavement level to the main front door to the house.

ENTRANCE VESTIBULE: high ceilings with ceiling coving, inset floormat. Part glazed door through to:-

ENTRANCE HALLWAY: opens into a central stairwell where there is a magnificent original staircase rising through the property and descending to the lower ground floor, feature archway and doors leading off to a front and rear reception room.

SITTING ROOM: (16'2" x 15'9") (4.92m x 4.81m) a glorious large reception room with high ceilings, ornate ceiling cornicing, fireplace with period marble surround and cabinets to chimney recesses. Two large windows to rear, overlooking the rear garden and with views out to Cabot Tower. Two radiators and original panelling to dado height.

DINING ROOM: (14'4" x 12'2") (4.47m x 3.70m) high ceilings with ceiling coving, feature fire recess, windows to front, radiator, shallow recessed cupboard with open shelving, original wall panel to dado height.

FIRST FLOOR

LANDING: a built-in bookcase, staircase rising to second floor. Doors off to bedroom 1, bedroom 2 and cloakroom/wc (off lower mezzanine landing)

BEDROOM 1: (front) (15'11" x 14'3") (4.84m x 4.35m) a large double bedroom with high ceilings, ceiling coving, 1930s fireplace, radiators and windows to front with an open outlook across Clifton Wood Road towards the Goldney Hall university grounds.

BEDROOM 2: (rear) (16'1" x 16'0") (4.89m x 4.88m) a double bedroom with feature fireplace, wall mounted Vaillant gas boiler. Windows to rear with wonderful cityscape views over rooftops of the surrounding area towards the city centre and the Bath hills. Recess/storage cupboard.

SECOND FLOOR

LANDING: doors off to bedroom 3 and bedroom 4, feature arched wall recess with built-in bookcasing. Staircase continuing up to the top floor landing.

BEDROOM 3: (rear) (16'3" x 16'2") (4.95m x 4.93m) a double bedroom with sash style windows to rear offering breathtaking views, radiators, tiled 1930s fireplace with built-in bookcases to chimney recess. Door providing access through a walkway into:-

BATHROOM/WC: panelled bath, low level wc, bidet, shower enclosure and pedestal wash basin, window to front and a door connecting through to bedroom 4, allowing the bathroom to be used as an en-suite for either bedroom 3 or bedroom 4.

BEDROOM 4: (14'6" x 8'8") (4.43m x 2.64m) a smaller double bedroom with sash window to front and a radiator.

THIRD FLOOR

LANDING: with Velux skylight window to side. Doors off to two smaller attic rooms with sloped ceilings and dormer windows to side. These rooms would work well as storage rooms, children's play areas or hobby spaces.

LOWER GROUND FLOOR

LANDING: a useful independent secure entrance from the front of the property with secure under road storage. Internal central landing with storage cupboard and doors off to a front reception room (reception 3) and kitchen/dining room.





BEDROOM 5/RECEPTION 3: (13'5" x 10'6") (4.09m x 3.21m) window to front, built-in shelving and a radiator.

KITCHEN/DINING ROOM: (15'8" x 15'1") (4.77m x 4.61m) a large sociable kitchen with a basic range of kitchen units comprising base and eye level cupboards and drawers, laminated worktops, inset double sink and drainer unit, appliance space for Range cooker set into the chimney breast with extraction over, floor hatch which reveals an original cellar water storage area, door accessing a recessed pantry (with reduced ceiling height of approximately 5'6", window to rear, and a door to rear accessing a lean-to utility area.

LEAN-TO UTILITY AREA: glazed rooflight panels and windows, plumbing and appliance space for washing machine and dryer. Access out to the rear garden.

OUTSIDE

REAR GARDEN: (approx. 45ft x 17ft) (13.72m x 5.18m) a good sized enclosed level garden for Cliftonwood, mainly laid to paving with raised border containing various shrubs and trees, stone and brick boundary walls and an outside tap.

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: F

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		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

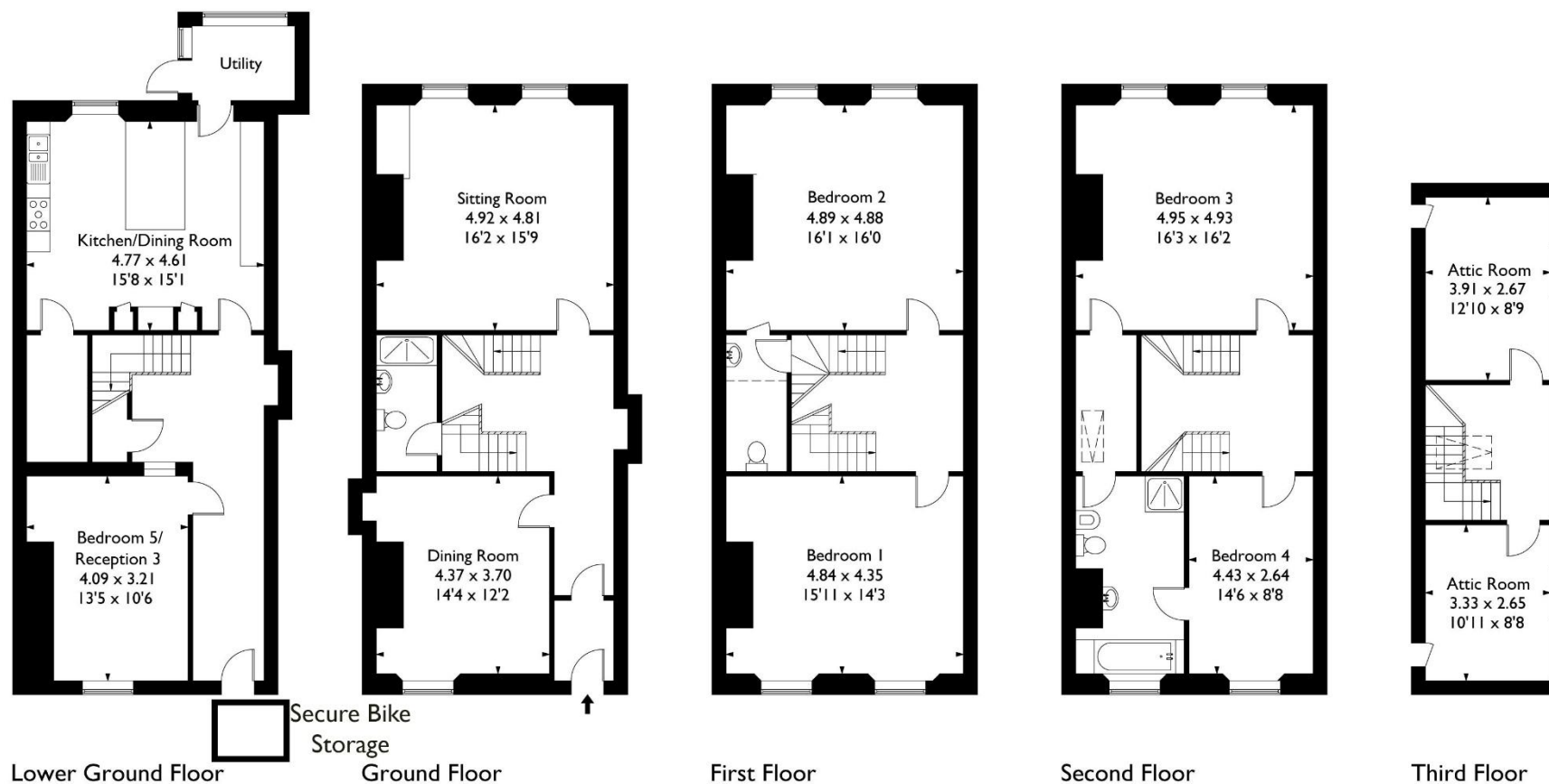
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above





Clifton Wood Road, Clifton Wood, Bristol BS8 4TA

Approximate Gross Internal Area 272.9 sq m / 2937.2 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.