



21 Gloucester Street, Clifton

Guide Price £895,000

RICHARD
HARDING



21 Gloucester Street,

Clifton, Bristol, BS8 4JF

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An incredibly rare opportunity to purchase a well-proportioned (circa 2,000 sq. ft.) two storey mews house, situated in the heart of Clifton Village, with a pretty rear garden and the rare advantage of a garage.

Key Features

- Full of rustic charm, this unique and characterful period home offers vast potential for one seeking to put their own creative stamp on a well-located property.
- Envious location right in the heart of Clifton village, within a stone's throw of the boutique shops, cafes and restaurants of the Mall, Princess Victoria Street and Waterloo Street, whilst being tucked away in a cul-de-sac. Just a short stroll from the suspension bridge and walks across to Leigh Woods and Ashton Court.
- Versatile accommodation arranged over 2 floors, currently set out with a dining room with adjoining studio (can be reinstated as a garage with minor works), inner hallways, shower room/wc, utility room, sociable kitchen/dining room with steps up to access to the garden. Two staircases ascend to the first floor where there are three double bedrooms and an impressive living space, overlooking the rear garden.
- Sold for the first time since the 1960s, this much loved artist's mews house has a wonderful atmosphere and exciting scope for change and improvement.





GROUND FLOOR

APPROACH: via the attractive central front door, off the cobbled apron of land in front of the property. Front door leads directly into:-

SITTING ROOM/RECEPTION 2: (13'8" x 13'3") (4.17m x 4.04m) a cosy main reception room with feature wood burning stove, bow sash window to front elevation, radiator and wide wall opening accessing the:-

GARAGE/STUDIO: (17'8" x 8'6") (5.38m x 2.58m) currently arranged as a gallery space internally but with removal of a partition behind the garage doors, enables this to be used as a garage if required. Flagstone floors and steps up to a landing and kitchen/dining room. There is a door accessing an inner lobby with staircase up to the first floor landing, understairs storage and door accessing internal utility room plus a further door accessing the large sociable kitchen/dining space.

KITCHEN/DINING ROOM: (22'3" x 15'3") (6.7m x 4.66m) a charming living area with two feature arched sash windows to rear and steps up to a short or low level glazed door accessing the Mediterranean style courtyard garden. Fitted kitchen, ample space for dining and seating furniture, wood laminate flooring radiator and a recessed cupboard with hanging rail. Second staircase leads from the dining space to the first floor and a further door accesses a ground floor wet room/wc.

UTILITY ROOM: (9'3" x 7'6") (2.83m x 2.29m) a range of base level units with inset sink and worktop. Radiator and wood laminated flooring.

WET ROOM/WC: shower, low level wc and a wall mounted wash basin.

FIRST FLOOR

LIVING ROOM: (23'8" x 18'10") (7.22m x 5.75m) ascending the staircase from the kitchen/dining room you enter the first floor living space, which is flooded by natural light by the roof light panels and Velux windows to the front. Two further windows and part glazed door to rear elevation overlooking the rear garden. Radiator and exposed stripped floorboards. Three steps lead down into the first floor central landing, where there are doors off to three double bedrooms and the bathroom.

BEDROOM 1: (12'0" x 11'1") (3.67m x 3.37m) double bedroom with sash window to front, exposed floorboards and a radiator.

BEDROOM 2: (11'3" x 11'1") (3.44m x 3.39m) double bedroom with sash window to front, exposed floorboards and a radiator.

BEDROOM 3: (12'6" x 9'7") (3.81m x 2.92m) double bedroom with Velux windows, exposed floorboards and a radiator.

BATHROOM/WC: white suite comprising of panelled bath, low level wc, pedestal hand basin, exposed floorboards and a radiator. Door accessing a generous recessed storage cupboard with built in shelving and housing the Worcester gas central heating boiler.

OUTSIDE

REAR GARDEN: (30ft x 23ft) (9.14m x 7.01m) a level Mediterranean style garden predominantly laid to flagstone paving and marble slabs with bamboo screen to the rear, flower borders and two bay trees. The garden has a north-west orientation but open to the south-west at the side attracting plenty of afternoon sunshine providing a real peaceful haven in the heart of Clifton.





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: D

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

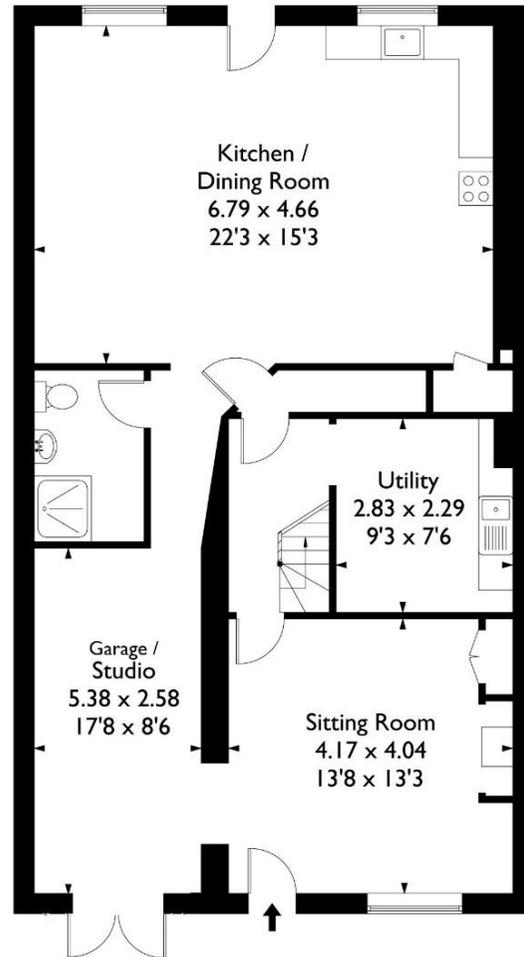
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



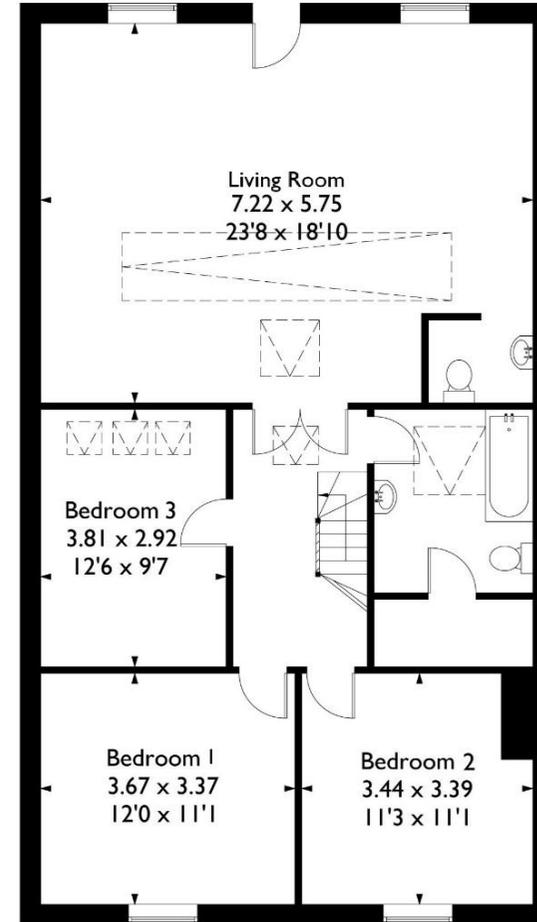


Gloucester Street, Clifton, Bristol BS8 4JF

Approximate Gross Internal Area 184.0 sq m / 1980.4 sq ft



Ground Floor



First Floor

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.