



11 Dowry Road, Clifton
Guide Price £650,000

RICHARD
HARDING



11 Dowry Road,

Clifton, Bristol, BS8 4PR

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A beautiful 3 storey, 3/4 bedroom Victorian end terrace with loft conversion and a sunny west facing garden. Offered to the market with no onward chain.

Key Features

- Arranged over three levels, an attractive Victorian house which is well presented.
- With far-reaching views from the top floor up towards Clifton and over the Harbourside and country views beyond.
- Attractive landscaped westerly facing rear garden with raised patio area and access onto a side access lane.
- Situated on a unique, low-traffic side street just a short walk from Clifton Village and Bristol's historic harbourside.
- Located within the Clifton/Hotwells Conservation Area and the CH Residents Parking Scheme.
- Offered to the market with no onward chain, making a prompt and convenient move possible.





GROUND FLOOR

APPROACH: from the pavement, four steps lead to a six-panelled wooden front door with decorative stained glass leaded windows over and to side. Opening to:-

ENTRANCE HALLWAY: polished wooden flooring, column radiator, straight staircase rising to first floor, pair of understairs storage cupboards, high ceilings with ceiling cornicing, built-in shoe storage area also housing gas meter and built-in coat rail.

SITTING ROOM: (17'0" x 11'6") (5.19m x 3.50m) angled bay window to the front elevation with three wood-framed sash windows. High ceilings with ceiling cornicing and central ceiling rose with light point. Stone fire surround with cast iron gas fire with decorative tiled slips and stone hearth. Built-in bookshelving and cabinets to recesses either side of the chimney breast. Polished wooden flooring and column radiator.

KITCHEN/DINING ROOM: (17'3" x 15'2") (5.27m x 4.63m) open plan with adjacent dining room but described separately as follows:-

Kitchen: shaker style kitchen comprising an array of wall, base and drawer units with square edged wooden work surfaces and inset enamel sink with swan neck mixer tap, drainer unit and tiled splashback, along with overhanging peninsular breakfast bar. Integrated appliances dishwasher, include 4 ring gas hob, electric double oven below and stainless steel extractor hood over. Appliance space and plumbing for washing machine. Pair of windows (one of which is double glazed) to the rear elevation directly overlooking the rear garden, tiled flooring, ceiling light point. Built-in bookshelving to alcove and a door to **pantry cupboard** with appliance space for fridge/freezer.

Dining area: tiled flooring continues, feature fireplace with cast iron insert, gas connection, decorative tiled slips, slate hearth and wooden mantelpiece. Built-in shelving to one chimney breast recess, extract hood over space for tumble dryer, ceiling light point, column radiator. Ample space for dining furniture. Pair of wooden doors open onto rear garden.

FIRST FLOOR

LANDING: polished wooden flooring, turning staircase rising to second floor landing.

BEDROOM 2: (17'2" x 11'6") (5.23m x 3.51m) angled bay window to front elevation comprising three wood-framed sash windows with pleasant street scene views. High ceiling with ceiling cornicing, inset ceiling downlights, built-in wardrobes to either side of chimney breast, wooden flooring and column radiator.

BEDROOM 3: (15'2" x 9'11") (4.62m x 3.02m) wood-framed sash window to the rear elevation directly overlooking the rear garden and column radiator below. Built-in wardrobes and shelving to either side of chimney breast. High ceilings with ceiling light point, wooden flooring.

BEDROOM 4/STUDY: (7'6" x 6'2") (2.29m x 1.89m) wood-framed sash window to front elevation with pleasant street scene views. High ceilings with ceiling light point, column radiator, wooden flooring and built-in desk and shelving along one wall. Perfectly suited as an infant's nursery or home office.

BATHROOM/WC: wood-framed window to rear elevation overlooking rear garden and up towards Georgian Clifton. Steel claw foot bath with handheld shower attachment and tiled surrounds. Mid-level wc, handbasin with towel rail, corner tiled shower cubicle with glass shower screens and wall mounted mixer shower. Wood-effect flooring, high ceilings, ceiling downlights, mains-fed heated towel rail and extractor fan.

SECOND FLOOR

LANDING: staircase rises to wooden door opening to:-

BEDROOM 1: (18'4" x 11'0") (5.80m x 3.36m) pair of wood-framed double glazed Velux skylight windows with built-in blinds and far-reaching rooftop and countryside views. Column radiator, three eaves storage access points (all offering substantial and convenient storage) further storage cupboard and loft hatch access into small remaining void. A pocket door accesses:-





En-suite wc: wood-framed double glazed Velux skylight with built-in blind to front elevation, also enjoying far-reaching views. Close-coupled wc, heated towel rail, tiled flooring, built-in cabinet with roll-edged worksurfaces and inset enamel sink with mixer taps. Fixed wall mirror, inset ceiling downlights, shaving point, automatic sensed lighting.

OUTSIDE

REAR GARDEN: a rear west facing walled terraced garden, completely open to the south with wonderful sunny aspect and spectacular rooftop views over the city and the hills beyond. Designed and landscaped for ease of maintenance and arranged with patio and decking and water supply abutting the property. A pair of clay tiled pitched rooves cover a bike store and former coal store which sit either side of steps rising to an access lane to the side.

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 Good Leasehold with the remainder of a 9999 year lease from 25 March 1856. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

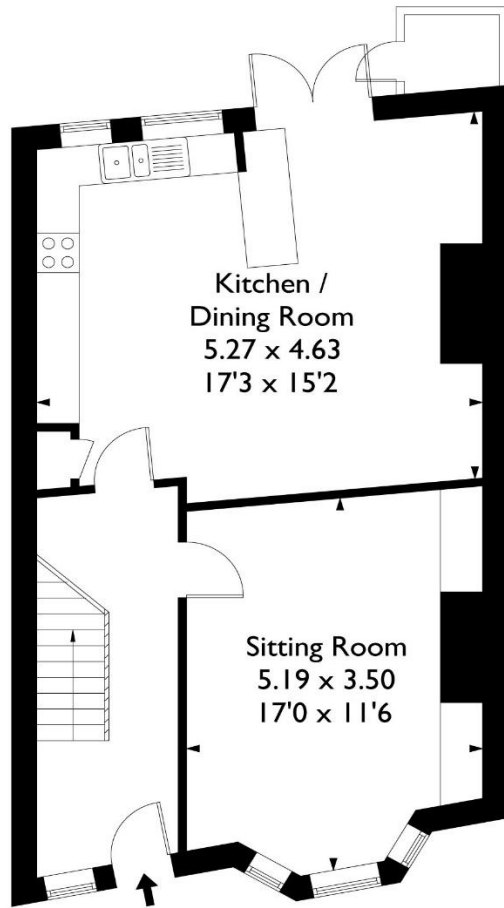
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



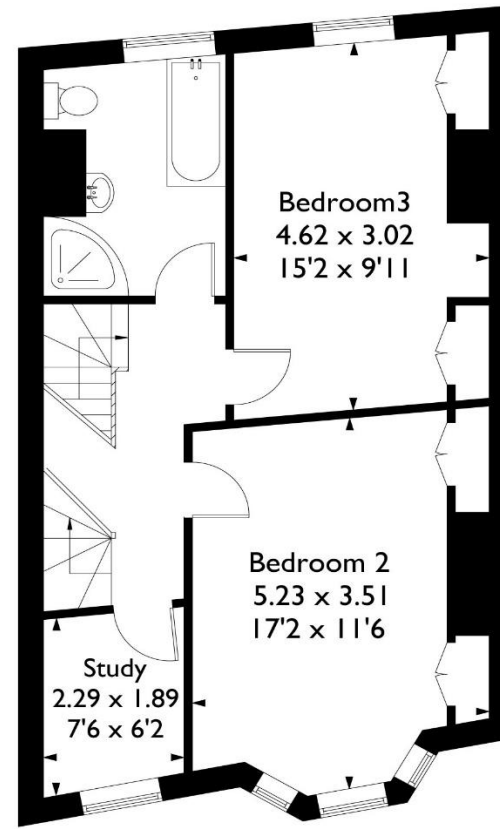


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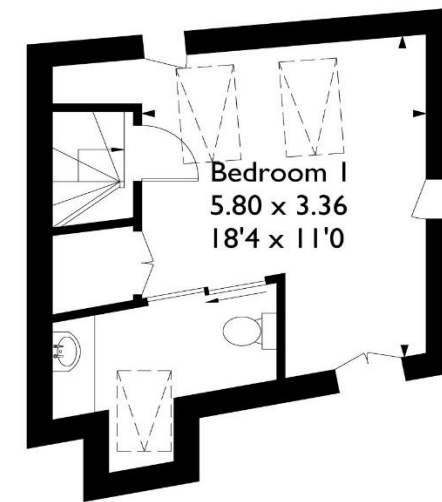
Approximate Gross Internal Area 114.8 sq m / 1235.7 sq ft



Ground Floor



First Floor



Second 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.