



17 Hanbury Road, Clifton
Guide Price Range £1,300,000

RICHARD
HARDING



17 Hanbury Road,

Clifton, Bristol, BS8 2EP

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A very handsome and well-proportioned large 6 double bedroom, 3 reception room, 3 bath/shower room, Victorian period semi-detached family house (circa 4,000 sq.ft.) in a prime location near Clifton Village with excellent flexible use basement (currently utilised as self-contained 1 bedroom apartment). Having easy maintenance rear garden and off-street parking.

Key Features

- To be sold for the first time in 40 years and having been a much loved family home with high ceilings and period features including fireplaces, ornate moulded plasterwork and sash windows etc.
- Extensive flexible accommodation, a good converted basement space that can double as an informal flat, working from home area, additional bedrooms or reception rooms.
- Superb location twixt Clifton Village and Whiteladies Road, near Clifton College and convenient for the Downs, easy access to the city centre, university and Park Street environs.
- **Ground Floor:** entrance porch, reception hall, drawing room, study, dining room, wall opening through to kitchen, cloakroom/wc.
- **First Floor:** split level landing, 5 double bedrooms (2 having en-suite bath/shower rooms), additional shower room.
- **Second Floor:** part galleried landing, double bedroom, large loft storage area.
- **Lower Ground Self Contained Apartment:** hallway, sitting room, separate kitchen, double bedroom, shower room, separate wc, storage room.
- **Outside:** front garden incorporating off-street parking space and borders, low maintenance rear garden with sitting out areas and mature shrubs plus pedestrian gate onto Leigh Road.
- To be sold with no onward chain making a prompt move possible.





GROUND FLOOR

APPROACH: via stone pillars and pathway through front garden. Solid wood panelled front door with fanlight, opening to:-

ENTRANCE PORCH: having tessellated tiled flooring, high sloping glass roof, wall light point, coat hooks. Part multi-paned wooden door opening externally and leading to the rear garden. Part-stained wood panelled door with brass door furniture and overlight, opening to:-

RECEPTION HALL: (19'6" x 8'10" including stairwell) (5.94m x 2.69m) a most welcoming introduction to this spacious family home having tessellated tiled flooring and an elegant turning staircase ascending to the first floor with handrail and ornately carved spindles. Tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point. Understairs storage cupboard (formerly with staircase descending to the lower ground floor). Panelled doors with moulded architraves and brass door furniture, opening to:-

DRAWING ROOM: (21'9" x 14'3") (6.63m x 4.34m) a gracious principal reception room with full width bay window to the front elevation comprising three sash windows. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved marble mantel piece. Tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, Victorian style radiator.

STUDY: (15'11" x 10'0") (4.85m x 3.05m) sash window to the front elevation with working shutters. Central period fireplace, coal effect gas fire, cast iron surround, slate hearth and an ornately carved mantel piece. Tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point, Victorian style radiator.

CLOAKROOM/WC: base level cabinets with slimline quartz worktop surfaces and splashback tiling, wash hand basin with mixer tap, low level dual flush wc with concealed cistern, wooden flooring, wall light point.

DINING ROOM: (22'8" x 14'4") (6.91m x 4.38m) having a full width bay window overlooking the rear garden, three sash windows. Central period fireplace, coal effect gas fire, cast iron surround, slate hearth and an ornately carved Corolla marble mantel piece. Exposed wooden floorboards, tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point, Victorian style radiator, obscure double glazed window to the side elevation. Ornately carved spindles and shelf overlooking the kitchen with steps descending to:-

KITCHEN: (17'0" x 11'2") (5.19m x 3.40m) comprehensively fitted with an array of base and eye level shaker style units combining drawers, cabinets, glazed display cabinets and shelving. Roll edged quartz worktop surfaces with stainless steel double sink, draining board to side and mixer tap over. Integral appliances including electric cooker with 5 ring gas hob, stainless steel extractor hood, slimline dishwasher, washing machine and tall fridge/freezer. Wood effect flooring, inset ceiling downlights, window overlooking the rear garden. Glazed wooden door opening to the rear garden.

FIRST FLOOR

GALLERIED LANDING: galleried over the stairwell and having ¾ landing. Moulded skirtings, simple moulded cornicing, two ornate ceiling roses with light points, radiator. Stairwell ascending to the second floor with double bedroom at ½ landing. Panelled doors with moulded architraves and brass furniture, opening to:-

BEDROOM 1: (19'9" x 14'3") (6.03m x 4.34m) bay window to the front elevation comprising three sash windows. Period fireplace, tall moulded skirtings, simple moulded cornicing, two ceiling light points, radiator. Panelled door with moulded architraves, opening to:-

En-Suite Bathroom/wc: panelled bath with mixer tap, shower screen, fully tiled surround, handheld shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern, wash hand basin set into slate worktop with cupboards below and mixer tap. Wooden flooring, part obscure glazed sash window to the side elevation, heated towel rail/radiator, simple moulded cornicing, inset ceiling downlights.

BEDROOM 2: (19'2" x 14'4") (5.85m x 4.38m) full width bay window to the rear elevation comprising three sash windows with window seats that provide storage. Period fireplace with slate hearth and generous fitted bedroom furniture comprising wardrobes, cupboards and shelving. Moulded skirtings, simple moulded cornicing, radiator, ceiling light point. Panelled door with moulded architraves, opening to:-

En-Suite Shower Room/wc: (10'6" x 3'4") (3.20m x 1.02m) shower cubicle with tiled surround, handheld shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. Hand basin with mixer tap and double opening cupboard below. Wooden flooring, part opaque double glazed sash window to the side elevation, inset ceiling downlights, extractor fan.

BEDROOM 3: (15'11" x 10'0) (4.86m x 3.04m) sash window to the front elevation, fireplace, tall moulded skirtings, simple moulded cornicing, radiator, ceiling light point.

BEDROOM 4: (17'2" x 11'0") (5.22m x 3.36m) sash window to the rear elevation, fireplace with tiled hearth, tall moulded skirtings, radiator, fitted shelving, ceiling light point.

SHOWER ROOM/WC: (8'8" x 5'10") (2.64m x 1.78m) walk in style shower cubicle with low level shower tray, fully tiled surround, handheld shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. Hand basin with mixer tap and double opening cupboard below. Wooden flooring, heated towel rail/radiator, inset ceiling downlights, extractor fan. Cupboard housing wall mounted Vaillant gas fired boiler.

BEDROOM 5: (14'2" x 10'11") (4.33m x 3.33m) sash window to the rear elevation, cast iron fireplace, wood effect flooring, simple moulded cornicing, radiator, ornate ceiling rose with light point, built in wardrobe.





SECOND FLOOR

LANDING: part galleried over the stairwell, ceiling light point. Doors, opening to:-

BEDROOM 6: (14'2" x 10'0") (4.33m x 3.06m) dormer style window to the front elevation, wood effect flooring, ornate cast iron fireplace, radiator, ceiling light point.

STORE ROOM: (20'7" x 9'9" + 17'4" x 10'8") (6.27m x 2.97m + 5.28m x 3.25m) L-shaped room in part with restricted head height, Velux window to the side elevation, eaves storage cupboards, three ceiling light points.

GROUND FLOOR APARTMENT

Accessed via the rear garden with gate onto Leigh Road.

HALLWAY: tiled effect flooring, moulded skirtings, dado rail, three ceiling light points, turning staircase ascending to the ground floor (currently blocked off but easily re-instated). Panelled doors opening to:-

SITTING ROOM: (20'4" x 13'2") (6.20m x 4.02m) wood effect flooring, bay window to front elevation with three sash windows and window seat with storage, wall-mounted gas fire, picture rail, four ceiling light points, fitted shelving. Serving hatch through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (14'11" x 10'0") (4.55m x 3.06m) base and eye level units, roll edged granite effect worktop surfaces, stainless steel 1½ bowl sink with draining board to side and mixer tap over, space and plumbing for washing machine, additional wall mounted sink, space for table and chairs, serving hatch through to the sitting room, sash window to the front elevation, two ceiling light points.

DOUBLE BEDROOM: (21'0" x 9'4") (6.40m x 2.84m) sash windows to the rear elevation with deep sills, wood effect flooring, dado rail, wall mounted wash hand basin with cupboards and drawers below, ceiling light point.

SHOWER ROOM: (7'5" x 5'2") (2.26m x 1.57m) walk in style shower with wall mounted shower unit and handheld shower attachment, wall mounted wash hand basin with mixer tap and cupboards below. Tiled flooring and fully tiled walls, inset ceiling downlights, extractor fan.

SEPARATE WC: dual flush wc with concealed cistern, wash hand basin, tiled flooring and walls, shelving, extractor fan, inset ceiling downlights.

STORAGE ROOM: generous storage room with shelving and ceiling light point.

OUTSIDE

FRONT GARDEN: there is an off-street parking area with patio to one side and deep shaped borders. Pathway leads alongside the house to the front entrance with door from the porch leading to the rear garden.

REAR GARDEN: (39ft in length reducing to 19ft) (11.89m x 5.79m) designed for ease of maintenance and paved with raised height borders, stone chips area, exhibit of shrubs. From the kitchen there is a seating area below wooden pergola with established grapevine. Outside water tap, lighting. At the tail end of the garden a further pergola with established Wisteria. Pedestrian gate onto road.

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: G

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		
55-68	D	57 D	79 C
39-54	E		
21-38	F		
1-20	G		

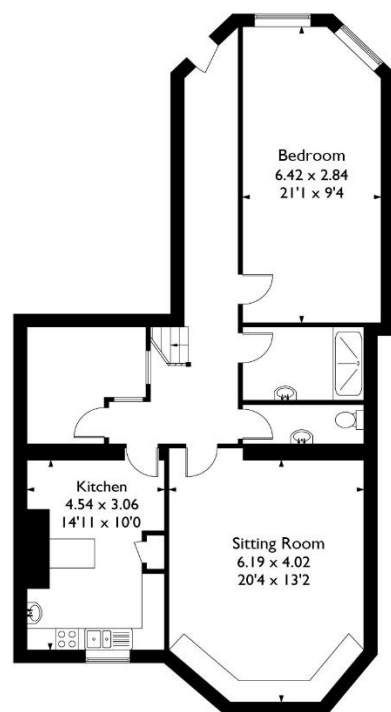
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



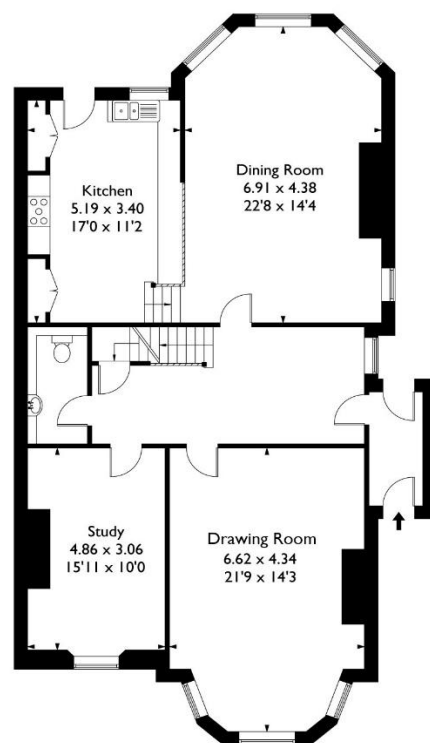


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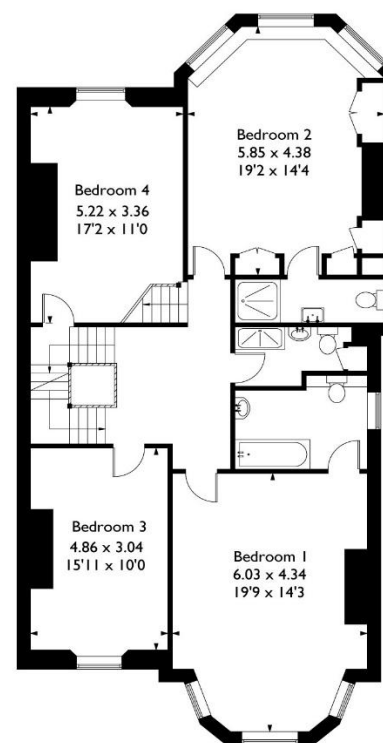
Approximate Gross Internal Area 380.1 sq m / 4091.5 sq ft



Lower
Ground Floor



Ground Floor

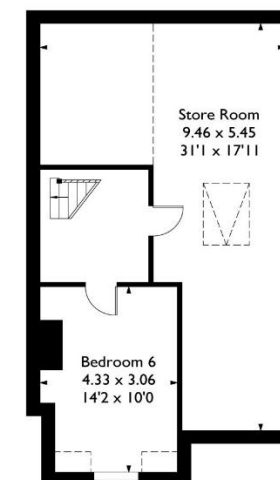


First Floor

 = Reduced headroom below 1.5m / 5'0



Split Level
Second Floor



Split Level
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.