



11 Hill View, Clifton
Guide Price £500,000

RICHARD
HARDING

11 Hill View,

Clifton, Bristol, BS8 1DF

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A charming and immaculately presented Victorian period terraced house set within a desirable cul-de-sac offering 2 double bedrooms, open plan sitting/dining room, separate kitchen and landscaped low maintenance rear courtyard.

Key Features

- Located at the end of a quiet cul-de-sac, yet only a stone's throw from the fashionable Clifton Village and also close to Bristol's harbourside.
- Recently renovated kitchen (2025) and bathroom (2022).
- **Ground Floor:** entrance vestibule, hallway, sitting/dining room, kitchen.
- **First Floor:** split level landing, bedroom 1, bedroom 2 and family bathroom/wc.
- **Outside:** courtyard rear garden.
- Located in the Clifton/Hotwells (CH) Residents' parking zone.

GROUND FLOOR

APPROACH: from the pavement, proceed through the hardwood front door into the:-

ENTRANCE VESTIBULE: tall ceilings, area for coats and bag storage, hessian flooring. Pretty, stained glass stripped wooden door opening to:-

ENTRANCE HALLWAY: inset ceiling downlights, steps ascending to first floor landing, small recess with additional area for coats and shoe storage, picture rail, understairs storage cupboards, recessed area with space for upright fridge/freezer, oak flooring.

KITCHEN: (9'2" x 7'5") (2.80m x 2.25m) fitted with a modern range of wall, base and drawer units providing ample storage space. 1½ bowl stainless steel sink, drainer unit and mixer tap over. Integrated appliances include washing machine, single oven with electric hob and extractor over, microwave oven. Ceiling light point, tiled surrounds, double glazed window to side elevation, radiator, tiled flooring, door opening to private rear courtyard.

SITTING ROOM: (13'5" x 11'4") (4.10m x 3.45m) a wonderful light filled room with large bay comprising three sash windows to front elevation. Cast iron feature fireplace with painted surround, recess to either side of chimney breast, wall mounted radiator, ceiling light point, picture rail, moulded skirting boards. Large, curved archway to the:-

DINING ROOM: (12'2" x 9'0") (3.70m x 2.75m) double glazed window overlooking the private rear courtyard, ceiling light point, fitted shelving to either side of chimney breast, radiator, moulded skirting boards, oak flooring throughout.

FIRST FLOOR

LANDING: split level landing with light tunnel, loft access hatch, ceiling light point, picture rail, exposed stripped wooden floorboards and moulded skirting boards. Doors leading to:-

BEDROOM 1: (14'8" x 11'7") (4.47m x 3.53m) a large double bedroom with generous ceiling height, two large sash windows to front elevation, ceiling light point, built-in wardrobes to either side of chimney breast, picture rail, radiator, exposed stripped wooden floorboards and moulded skirtings.

BEDROOM 2: (12'2" x 9'0") (3.70m x 2.75m) double bedroom with ceiling light point, double glazed window overlooking the rear elevation, picture rail, radiator, exposed stripped wooden floorboards and moulded skirting boards.





FAMILY BATHROOM/WC: a modern white bathroom suite comprising low level wc, wash hand basin set on vanity unit, free standing bath with handheld shower over, separate shower enclosure with waterfall shower plus handheld attachment. Tiled surrounds, ceiling light point, loft access hatch, extractor fan, obscure glazed window to side elevation, wall mounted towel radiator, tiled flooring with underfloor heating.

OUTSIDE

REAR GARDEN: a pretty and recently landscaped courtyard garden which is mainly laid to flagstone paving. Area for garden table and chairs, wooden bike storage/storage shed with feature living roof. Enclosed by a variety of wooden slatted fencing, trellising and low-level brick boundaries. Outside water 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: D

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.

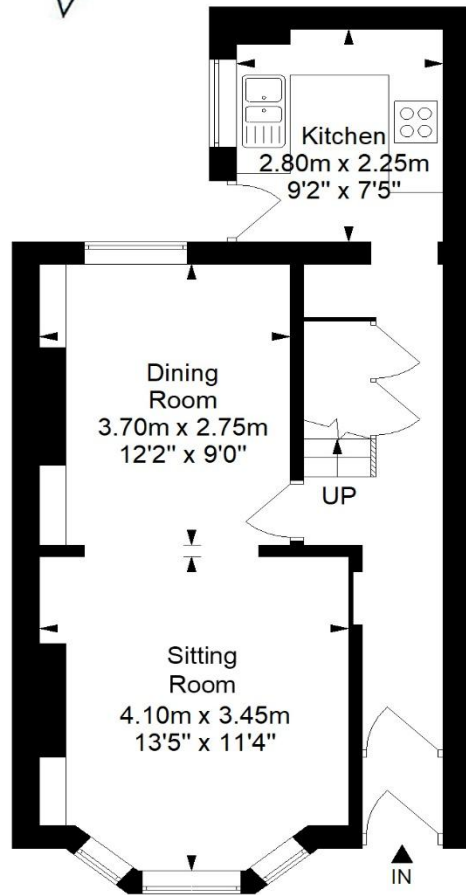


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

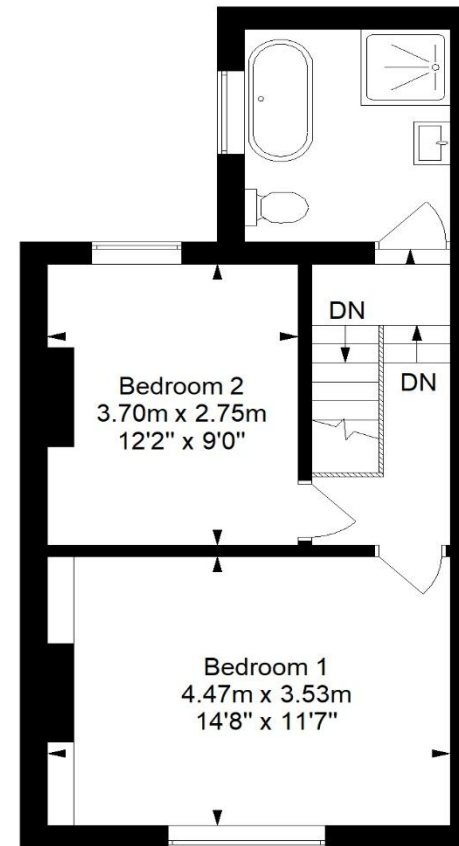
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area = 82.1 sq m/ 833.7 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print