Connells

Bathurst Parade
BRISTOL

Bathurst Parade
BRISTOL BS1 6UB

for sale
£795,000

Property Description

Occupying an enviable position overlooking Bristol's historic Floating Harbour, this elegant four-bedroom townhouse offers a rare blend of waterside tranquillity and city living. Arranged over three floors, the property enjoys stunning marina views from its principal reception rooms, where large windows frame the ever-changing harbour scene.

The spacious accommodation includes a fitted kitchen, conservatory, landscaped rear garden, principal bedroom with en suite, three further bedrooms and a family bathroom. Whether enjoying a peaceful morning overlooking the water or watching the city skyline come alive in the evening, the setting creates a wonderful sense of calm and escape. The property also enjoys a unique vantage point during the annual Bristol International Balloon Fiesta, with colourful hot air balloons often visible across the skyline.

Further benefits include a double garage, double glazing and gas central heating. Perfectly positioned within walking distance of Bristol's renowned restaurants, cafés and cultural attractions, this is a truly special harbourside home in one of the city's most sought-after waterfront locations.

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Stairs rising to the first floor, radiator, useful storage and doors leading to the principal ground floor accommodation.

Ground Floor Reception Room

19' x 10' 5" (5.79m x 3.17m)

A well-proportioned reception room with two front aspect double-glazed windows overlooking the harbour. Radiator and ample space for seating and entertaining.

Kitchen

12' x 8' 8" (3.66m x 2.64m)

Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer. Integrated double oven, gas hob and appliance space. Rear aspect double-glazed window overlooking the conservatory and garden.

W.C.

Suite comprising low-level WC and wash hand basin. Tiled splashbacks and radiator.

Utility Room

6' 5" x 6' 4" (1.96m x 1.93m)

Useful utility room with space for appliances and access towards the conservatory. Rear aspect double-glazed window.

Conservatory

19' MAX x 13' 1" MAX (5.79m MAX x 3.99m MAX)

A superb additional reception space enjoying an abundance of natural light through surrounding double-glazed windows and glazed roof. Double-glazed doors opening onto the rear garden.

First Floor Landing

Stairs rising to the second floor and

doors to accommodation.

First Floor Reception Room

18' 11" MAX x 10' 8" MAX (5.77m MAX x 3.25m MAX)

An impressive reception room featuring a large front aspect double-glazed bay-style window arrangement with stunning views across the harbour and marina. Feature fireplace, radiator and generous space for seating.

Master Bedroom

12' 1" MAX x 11' 1" MAX (3.68m MAX x 3.38m MAX)

A spacious double bedroom with rear aspect double-glazed window overlooking the garden. Fitted wardrobes and access to the en suite shower room.

En-Suite

7' 3" MAX x 5' 9" MAX (2.21m MAX x 1.75m MAX)

Comprising shower enclosure, wash hand basin and low-level WC. Rear aspect double-glazed window.

Second Floor Landing

Access to all remaining bedrooms and family bathroom.

Bedroom Two

12' 1" x 8' 11" (3.68m x 2.72m)

Double bedroom with rear aspect double-glazed window overlooking the garden.

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)

Bedroom with front aspect double-glazed window enjoying views towards the harbour.

Bedroom Four

9' 7" x 8' 9" (2.92m x 2.67m)

Bedroom with front aspect double-glazed window enjoying views towards the harbour.

Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

Fitted with a panelled bath with shower over, wash hand basin and low-level WC. Rear aspect double-glazed window.

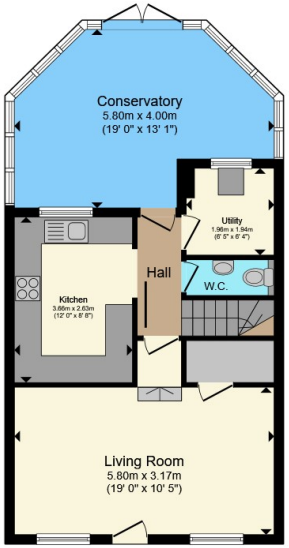
Rear Garden

An attractive enclosed rear garden laid predominantly to paving with established shrub and flower borders. A delightful space for outdoor dining and entertaining with access to the conservatory.

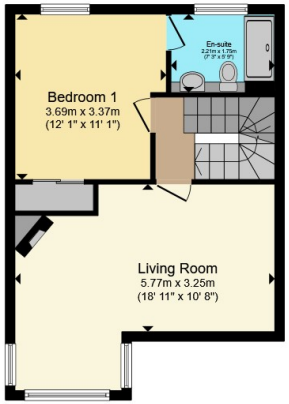
Garage

18' 3" x 17' 8" (5.56m x 5.38m)

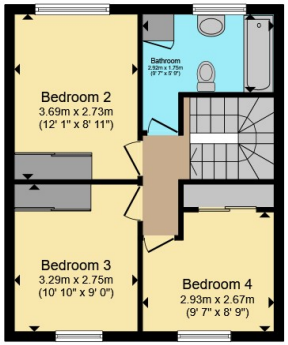
Double garage providing secure parking, storage or workshop potential.



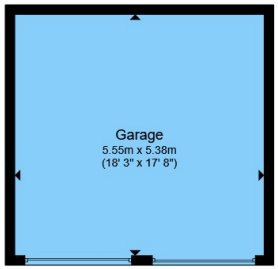
Ground Floor



First Floor



Second Floor



Garage

Total floor area 159.2 m² (1,714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Tenure: Freehold

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