



34 Wellington Park, Clifton
Guide Price £995,000

RICHARD
HARDING



34 Wellington Park,

Clifton, Bristol, BS8 2UW

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Very comfortable and well-proportioned family accommodation with lovely period features – fireplaces, sash windows, moulded cornices etc plus good basement rooms (could also be bedrooms 4 and 5 or two extra reception rooms); has a unique and special atmosphere epitomised by a wonderful 27ft conservatory style breakfast/family room/kitchen.

Key Features

- A particularly charming and engaging early Victorian period semi-detached residence in a highly prized location with town gardens and off-street parking for two vehicles.
- 7 main rooms over four floors including a good converted basement that is currently fully integrated but also has its own external access – it provides options for a variety of other possible uses e.g. for independent relative/teenager, potential for renting out etc
- Favoured position in a friendly neighbourly community just off Whiteladies Road/Blackboy Hill – good shops and the Downs nearby, close to primary school, easy access to city centre
- **Hall Floor:** reception hall, cloaks/wc, sitting room opening through to dining room, superb 27ft thro' conservatory style breakfast/family room/kitchen
- **Basement Floor:** internal access from hall floor, external access to front and rear, inner hallway, front room, rear room, recently installed modern wet room, laundry/wc
- **First Floor:** landing, double bedroom 1, combined dressing room and fine period style bathroom/wc no. 1 with shower
- **Second Floor:** landing, double bedroom 2 with linen/boiler cupboard off, double bedroom 3, period style shower room/wc
- **Outside:** pretty front garden (30ft x 30ft) with parking for two, delightful walled courtyard style rear garden with potential to impress (32ft x 23ft)





GROUND FLOOR

APPROACH: via paved driveway/parking area within front garden, main front entrance door with outside light and plain glass fanlight over.

ENTRANCE HALLWAY: (overall dimensions inclusive of staircase) (17'3" x 6'0") (5.26m x 1.83m) ornate ceiling cornice, door and staircase understairs down to basement floor, classic staircase with balustrade and polished handrail rising to first floor, radiator with decorative cover, **Inner Vestibule** at the rear of the reception hall, radiator with decorative cover, door with pretty stained glass leads off to the breakfast/family room and kitchen, door with etched glass opens to:-

CLOAKROOM/WC: (rear) (5'1" max x 4'9") (1.55m x 1.45m) white suite, wash hand basin with mosaic tiled surrounds, low level wc, sash window, radiator, tiled floor.

SITTING ROOM 1: (rear) (14'2" min excluding bay x 12'6" max into chimney recess) (4.32m x 3.81m) arched sash windows set in a shallow bay overlooking rear garden, ornate ceiling cornice and centre rose, period fireplace with marble surround/overmantel and iron insert/fire basket with living flame coal effect gas fire, ceiling downlighters, radiator, wide square arch with folding double doors opening thro' to:-

SITTING ROOM 2: (front) (12'7" min excluding bay x 12'2" max into chimney recess) (3.84m x 3.71m) ornate ceiling cornice and centre rose, shallow bay with arched sash windows and small iron balcony railings overlooking the front garden, period fireplace with marble surround and iron insert and fire basket with living flame coal effect gas fire, ceiling downlighters, two radiators

THRO' CONSERVATORY STYLE FAMILY/BREAKFAST ROOM & KITCHEN: (front to rear) (27'3" x 10'6") (8.31m x 3.20m) fully double glazed throughout with hardwood joinery, patented lifting roof ventilation and under floor electric heating.

Kitchen Area: extensive range of high quality kitchen base and wall units incorporating granite worksurfaces and upstands including a breakfast bar and drawers/cupboards/shelves/glass fronted display cabinets/wine boxes; lighting over worktops, stainless steel sink unit and rinsing bowl with mixer tap, wide cooker recess with stainless steel back plate and filter/extractor hood over.

Breakfast/Family Area: double glazed double doors lead outside to the rear garden

BASEMENT FLOOR

APPROACH: internally via door understairs and staircase down from main reception hall, **externally** there is access at both front and rear via lower courtyards with double doors into the front and rear room.

INNER HALLWAY: (overall dimensions inclusive of staircase 16'9" x 5'9") (5.11m x 1.75m) flagstone floor, radiator, storage cupboards under stairs, meter cupboard with electricity meter and trip switches, doors radiate off to:-

FRONT ROOM: (12'3" min x 11'10" max into chimney recess) (3.73m x 3.61m) flagstone floor, glazed door with side panel opening to front courtyard with steps up to front garden, fireplace recess, radiator

REAR ROOM: (14'0" min x 12'2" max into chimney recess) (4.27m x 3.71m) quarry tiled floor, glazed door opening to rear courtyard with steps up to rear garden, sash window, radiator, hot and cold water supply, high level wall cupboards.

WET ROOM: (rear) (5'6" x 3'6") (1.68m x 1.07m) modern tiled wet room.

LAUNDRY/WC: (front) (8'11" min plus door recess x 4'4" measured to wall below vaulted ceiling at 3'1"/0.94m height above floor level) (2.72m x 1.32m) white suite, hand basin, low level wc, plumbing for washing machine, casement window, radiator, gas meter.

FIRST FLOOR

BIG THRO' LANDING: (approx. 20ft x 6ft including staircase) (6.10m x 1.83m) staircase rises from the main reception hall, arched casement windows to front and rear, rear seating area with bookshelves, two radiators – one with decorative cover.

BEDROOM 1: (front) (12'8" min excluding bay x 12'3" max into chimney recess) (3.86m x 3.73m) ceiling cornice and centre rose, shallow bay with arched sash window, stone fireplace surround and overmantel with iron insert and fire basket with pretty tiles, radiator.

DRESSING ROOM & BATHROOM/WC with SHOWER: (rear) (overall dimensions inclusive of shower and wardrobes 14'5" min excluding bay x 12'6" max into chimney recess and rear of built in wardrobes) (4.39m x 3.81m) ornate ceiling cornice and centre rose, period fireplace, arched sash window, range of built in wardrobes, period style white suite comprising pedestal wash hand basin with cabinet below, handsome old cast iron roll top bath with ball and claw feet, extra wide tiled shower cubicle with drench rose and body spray jets, low level wc, radiator.



SECOND FLOOR

LANDING: staircase with handrail and balustrade rises from the first floor landing, arched window to side elevation, access hatch to roof space, doors radiate off to:-

BEDROOM 2: (rear) (14'6" min excluding bay x 12'6" inclusive of built in wardrobes) (4.42m x 3.81m) sash windows set in shallow bay, radiator, extensive range of built-in wardrobes including 'secret' door to:- **Linen/Boiler Cupboard** (5'11" x 4'1") (1.80m x 1.24m) gas combi boiler, timer/programmer, hot water tank, linen shelving, electric light.

BEDROOM 3: (front) (13'0" x 12'5" min excluding bay) (3.96m x 3.78m) sash windows set in shallow bay, extensive range of built in cupboards/wardrobe, radiator.

SHOWER ROOM/WC: (front) (8'6" max x 6'3") (2.59m x 1.91m) a charming "bathroom in the sky", period style white suite with brass fittings, old cast iron roll top bath with mixer tap and hand held shower attachment, wash hand basin in cabinet with tiled splashback, low level wc, Velux double glazed opening skylight window, radiator, contemporary heated towel rail, shaver points.

OUTSIDE

OFF STREET PARKING: hardstanding laid to pavings within the front garden area provides space for two vehicles.

GARDENS:

Front: (overall dimensions 30ft wide x 30ft max depth inclusive of driveway and parking space) (9.14m x 9.14m) pretty planted and gravelled areas with a variety of flowering plants/shrubs/bushes/small trees etc, ornate railings along front boundary wall, further side boundary wall with iron railings and hedge, higher boundary wall on third side, paved driveway/forecourt area providing hardstanding for two vehicles and leading to the main front entrance door, further ornate iron railings and a gate with steps down to a lower courtyard area with **Storage Cupboard** (currently used to house bicycles) gives front access into the basement floor accommodation.

Rear: (overall dimensions approx. 32ft wide x 23ft deep inclusive of lower courtyard area) (9.75m x 7.01m) walled town garden with paved sitting out terrace area and inset gravelled and side borders with a variety of flowering plants/shrubs/bushes/small trees; pergola, outside tap, retaining wall surmounted by iron railings and steps.

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: F

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	59 D	75 C
39-54	E		
21-38	F		
1-20	G		

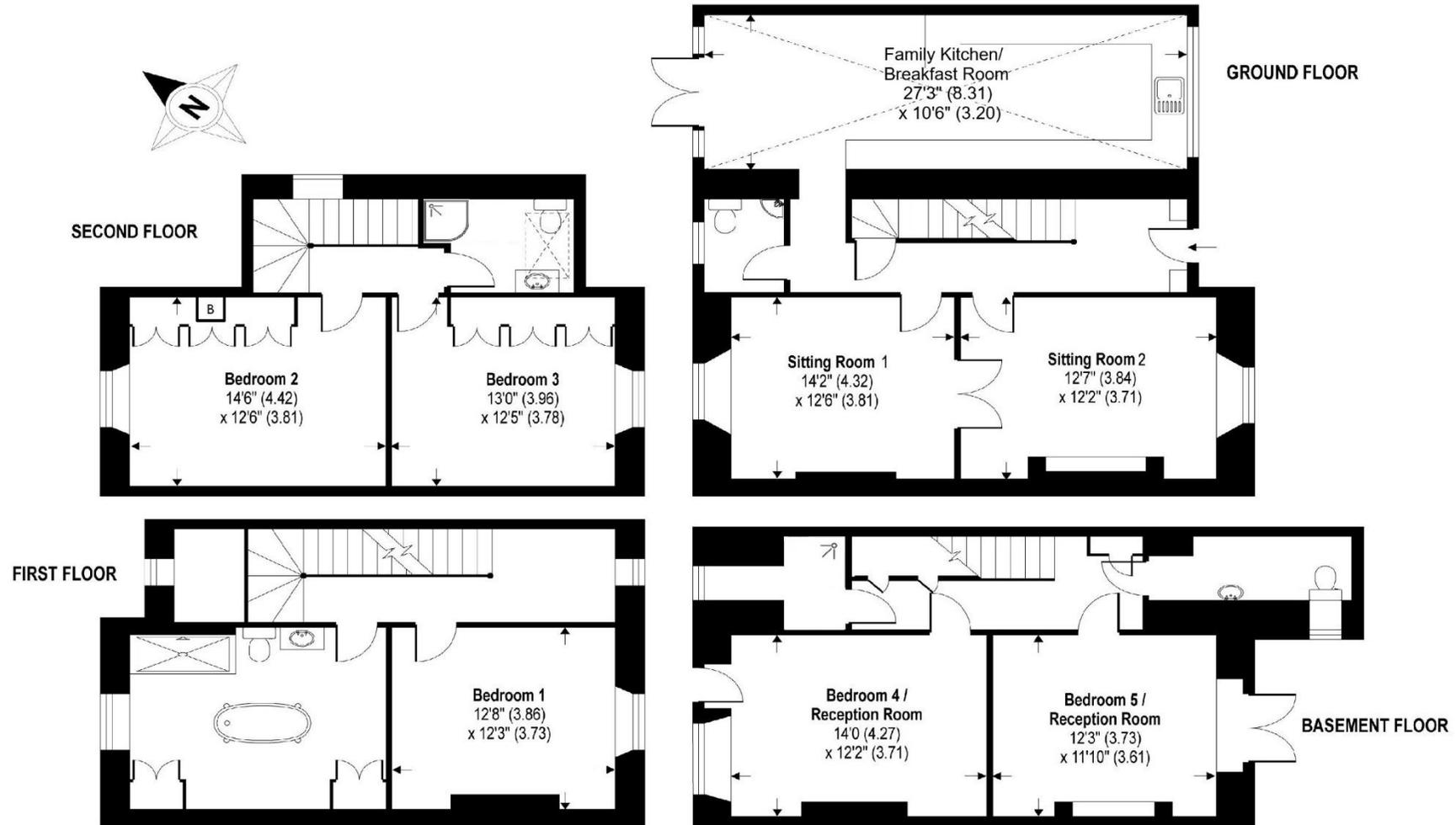
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Wellington Park, Clifton, Bristol

Approx Gross Internal Area 223.6 sq m / 2,407 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Richard Harding and no guarantee as to their operating ability or their efficiency can be given.

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