



4 Bellevue Cottages, Clifton
Guide Price Range £475,000 - £495,000

RICHARD
HARDING

4 Bellevue Cottages

Clifton, Bristol, BS8 4TG

RICHARD
HARDING

A Victorian, characterful property set off the beaten track, whilst being close to the many amenities found in Clifton Village and down to Hotwells and the Bristol Harbourside – being offered with no chain.

This is a rare opportunity to purchase a house with such a quiet and green outlook, ideal for first time buyers or possibly re-sizers.

General updating would benefit this property, allowing the next owner to add their own stamp.

Externally there is on street parking, which is not subject to an RPZ, and a generous, sunny front garden – that has the potential to be turned into additional parking.

The house has an attractive stone façade; two original sliding sash windows set within ornate Bath stone surrounds.

In brief the internal layout is as follows, a central staircase intersects the two separate receptions, the second of which makes up the full width of the property to the rear and leads to an updated kitchen. From here the rear courtyard garden is accessible.

Upstairs on the first floor are two double bedrooms, the master making up the full width at the front of the property and a generous four-piece bathroom.

Key Features

- Back water position, giving a green and relatively peaceful environment.
- Close to the many amenities found in Clifton Village and down to the Bristol Harbourside.
- A two-bedroom period property, offered with no chain and the opportunity to improve.
- A generous front garden with elevated views towards the QEH private school.
- On street parking, without an RPZ.
- 917 sq. ft / 85.2 sq.m – EPC - D

GROUND FLOOR

APPROACH: from the street is a pavement entranced front door leading into:-

ENTRANCE HALLWAY: panelled doors open to both reception rooms.

FAMILY ROOM/RECEPTION 1: (11'5" x 10'8") (3.47m x 3.25m) sliding sash window to front elevation and working timber shutters. Carpeted flooring, ornate ceiling cornicing, tiled mantelpiece and hearth with freestanding fire. Alcoves to both sides of chimney breast. Door opening into downstairs storage.

SITTING ROOM/RECEPTION 2: (14'0" x 11'2") (4.27m x 3.41m) full width reception room. Upvc double glazed window overlooking the rear garden. Carpeted flooring and ceiling light point. Fireplace with painted stone surround and wooden mantle. Alcoves to both sides of the chimney breast. Door opening to downstairs storage. Wide wall opening leading to:-

KITCHEN: (10'11" x 6'5") (3.33m x 1.95m) fitted with a range of base and eye level units with square edged marble effect worktop over. Inset stainless steel double sink with mixer tap over. Space and plumbing for washing machine. Integrated gas hob with electric oven below and extractor hood over. Upvc double glazed door opens out into rear garden.

FIRST FLOOR

LANDING: stairs rise from the ground floor through a central staircase that dissects the centre of the property. Large Velux window. Doors opening to all principal rooms.

BEDROOM 1: (front) (14'10" x 11'5") (4.53m x 3.49m) full width double bedroom with original sliding sash window to the front elevation, ceiling light point, door opening into built-in storage.





BEDROOM 2: (rear) (11'6" x 8'8") (3.50m x 2.65m) double bedroom with double glazed window overlooking the rear garden, carpeted flooring and ceiling light point.

BATHROOM/WC: window to side elevation. Panelled bath with mixer shower tap arrangement and tiled splashback. Tiled floor. White ceramic wc and sink with hot and cold tap over and an enclosed shower cubicle with chrome effect thermostatic shower valve with shower over.

OUTSIDE

REAR COURTYARD GARDEN: accessed via door leading out from the kitchen, where a small courtyard with 5 steps lead to an upper paved courtyard which is enclosed via stone and brick walls on all four sides.

GARDEN SHED: (4'2" x 2'10") (1.27m x 0.86m)

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:

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		
55-68	D	59 D	78 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.

4 Bellevue Cottages, Clifton Bristol, BS8 4TG

Approximate Floor Area = 85.2 sq m / 917 sq ft

Sheds = 2.1 sq m / 23 sq ft

Total = 87.3 sq m / 940 sq ft



Ground Floor

First Floor

(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110902