



4 Sutherland Place, Clifton
Guide Price £650,000

RICHARD
HARDING



4 Sutherland Place,

Clifton, Bristol, BS8 2TZ

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A charming and well-presented 3 bedroom, 2 bath/shower room, early Victorian terraced house, utility and cloakroom, private rear garden doubling as gated off road parking and a rear facing balcony seating area. Beautifully positioned in a quiet part of Clifton adjacent to the Downs with fine views and offered with no onward chain.

Key Features

- Arranged over four storeys with high ceilings, an appealing dual aspect period charm and presented to a high owner occupied standard.
- Wonderfully located in a quiet low traffic district of Clifton adjacent to the green expanse of the Downs and shopping district of Whiteladies Road.
- Minutes' walk to St Johns Primary School and Amberly Hall Day Nursery.
- An enclosed rear courtyard garden with double gates opening onto Richmond Dale, which also serves as parking and a generous balcony positioned above the garden catches the morning sun and enjoys fantastic views.
- Situated within the CE residents parking scheme and Whiteladies Road conservation area.
- No onward chain making a prompt move possible.





HALL FLOOR

APPROACH: approached from the street, six-panelled wooden door opens to:-

VESTIBULE: a short vestibule with ceiling mouldings, panelled wall to half wall height, coat hooks and polished wood flooring which continues throughout this entire level. Internal stained glass wooden door opens to:-

INNER HALLWAY: short hall with meter cupboard opening to:-

SITTING ROOM: (20'1" x 13'9") (6.13m x 4.20m) dual aspect room with wood framed sash windows to front and rear elevations with working wooden shutters to front and good views to the rear elevation with further window to side. Wooden flooring, a pair of radiators, white marble fireplace surround with high quality reproduction period fireplace with slate hearth. Stairs lead up to the first floor and down to the kitchen.

FIRST FLOOR

LANDING: simple ceiling mouldings, decorative stained glass wood framed sash window to the rear elevation with good views and three doors from this level to bedrooms and cloakroom.

BEDROOM 1: (13'3" x 9'2") (4.04m x 2.80m) wood framed sash window to the front elevation with street scene views, radiator to the side, ceiling mouldings, a pair of loft hatches (leading to part boarded loft space with drop down ladder) and extensive built in wardrobes along one wall.

BEDROOM 2: (10'8" x 8'6") (3.26m x 2.58m) wood framed sash window to the rear elevation with views down Richmond Dale, ceiling mouldings and radiator on opposing wall.

CLOAKROOM: tiled floor, close coupled wc with macerator, hand basin bowl set into wooden vanity unit with cupboard below, mixer tap, metro tiled splashback, fixed wall mirror and ceiling mounted extractor fan.

LOWER GROUND FLOOR 1

Stairs from the hall floor lead to the lower ground floor into:

KITCHEN/DINING ROOM: (20'1" x 13'4") (6.12m x 4.07m) Open with dining room but described separately as follows:

Kitchen: dual aspect room with wood framed window to the front elevation overlooking lower courtyard and double wood framed doors with further wood framed sash window to the rear elevation open onto rear facing terrace. Polished wooden flooring throughout with black granite work surfaces and upstand, metro tile splashback, wooden eye and floor level kitchen units with display shelves, Belfast integrated sink and drainer with swan neck mixer tap, integrated 5 ring Rangemaster gas hob with electric oven below, space for dishwasher, undercounter gas fired combi boiler, recessed free standing fridge/freezer, understairs storage cupboard.

Dining Room: Separate square edged wooden side board with matching units below, radiator, space for dining table and door through to:-

INNER HALLWAY: interstitial room with Velux window, exterior door to lower courtyard and saloon doors leading to:-

BATHROOM/WC: barrel vaulted room with shower cubicle with fully tiled enclosure and mixer shower. Tiled walls to half wall height, tiled flooring, free standing steel claw foot bath with mixer tap, close coupled wc, bowl hand basin with mixer tap and wooden cupboard below. Heated towel rail/radiator and additional wall mounted Dimplex heater.

LOWER GROUND FLOOR 2

Utility Room: understairs alcove opens to a tile effect floored utility room with roll edged wood effect work surfaces, eye and floor level kitchen units, stainless steel sink with mixer tap and splashback tiling and space for undercounter washing machine, radiator and a pair of doors lead to:-

Vaulted Store: a narrow and long vaulted store room with good head height and lighting for useful storage immediately adjacent to the utility room.





BEDROOM 3: (13'3" x 12'0) (4.04m x 3.65m) this room is notable for having its own private access separate to the main entrance. Wood framed double glazed double doors and side windows directly open to and overlook the rear courtyard garden with radiator to side, wooden flooring and internal door through to:-

En-Suite Shower Room/wc: shower cubicle with tiled enclosure and ceiling height mounted extractor fan, small wall hung hand basin with mixer tap, close coupled wc, tiled wall to half wall height, tiled flooring and heated towel rail.

OUTSIDE

LOWER COURTYARD: accessed from the bathroom at lower ground floor level, a lower courtyard with outside water tap also opens to a substantial barrel vaulted store room positioned under the pavement.

BALCONY: a rear facing metal grated balcony with balustrade and pedestrian gate is suspended at the first floor level when looking from the rear of the building. There is a spiral staircase down to the garden below and it provides outside seating space and lighting.

REAR COURTYARD GARDEN/PARKING: a generally rectangular rear courtyard garden with slate tiled floor, outside lighting and power supply, outside water supply, spiral staircase leading back up to terrace above and double gates opening onto Richmond Dale which provide vehicular access for a small car should one wish to park off 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: D

PLEASE NOTE:

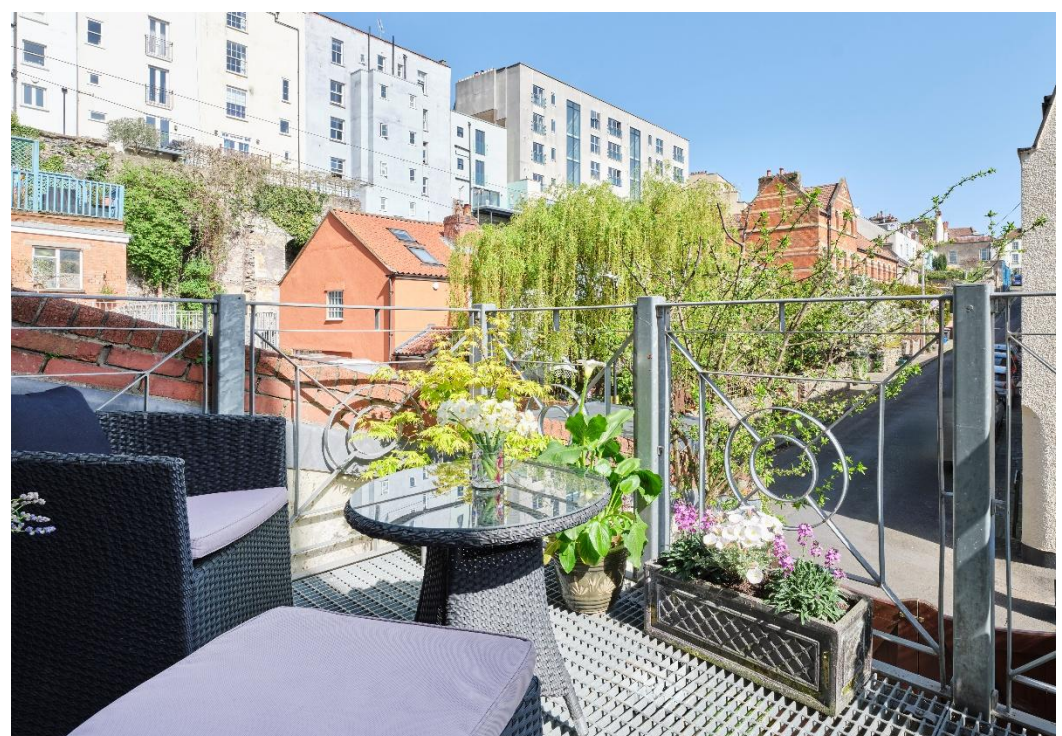
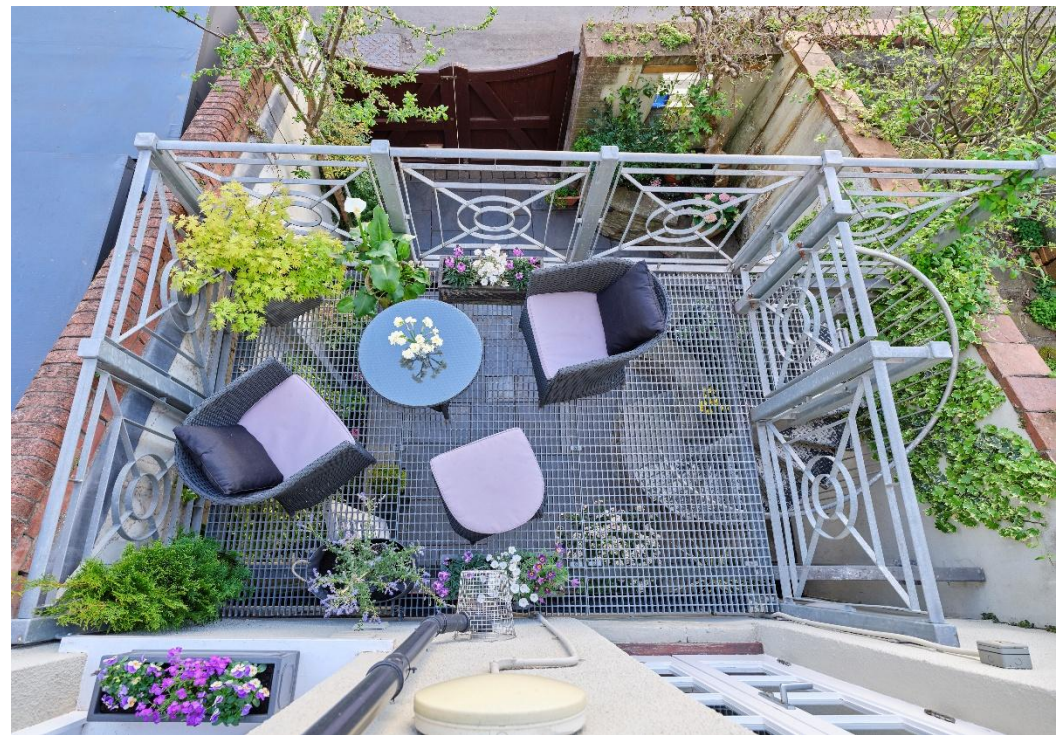
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

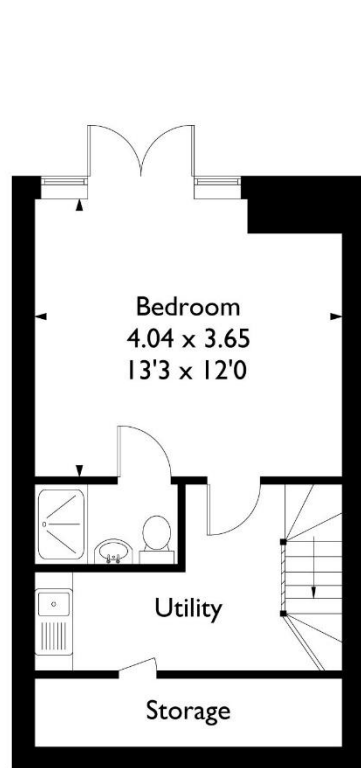
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Sutherland Place, Clifton, Bristol BS8 2TZ

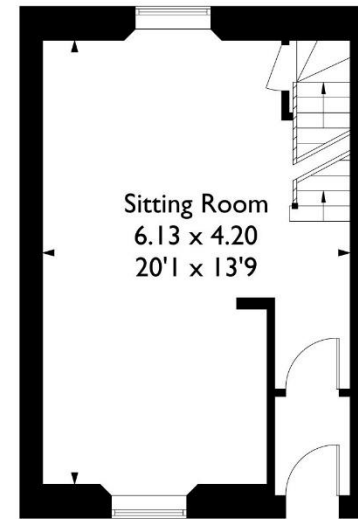
Approximate Gross Internal Area | 115.70 sq m / 1244.90 sq ft



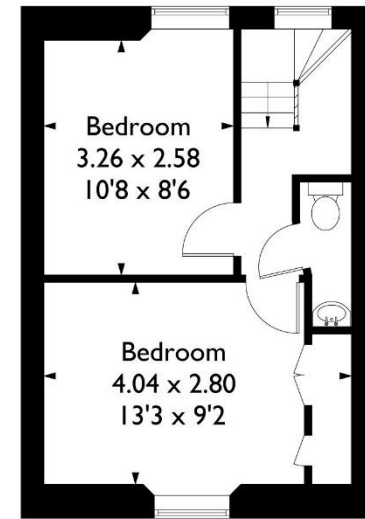
Lower Ground Floor 2



Lower Ground Floor 1



Hall Floor
(Street Level)



First 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.