



7 Beaconsfield Road, Clifton

Guide Price £1,250,000

RICHARD
HARDING



7 Beaconsfield Road,

Clifton, Bristol, BS8 2TS

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A substantial (3,410 sq. ft.) 5 double bedroom, 3 reception room Victorian family home situated on a peaceful side road, close to the Downs. Offering flexible basement storage rooms, front & rear gardens and the rare advantage of off road parking.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Situated in a leafy and neighbourly part of Clifton, incredibly handy for access to Whiteladies Road, with its shops, cafes, restaurants and bus connections, as well as being close by the green open spaces of the Downs and within easy reach of Clifton Village and other central parts of Bristol.
- **Ground Floor:** versatile accommodation with 3 separate reception rooms, a modern fitted kitchen and ground floor wc
- **First Floor:** 5 bedrooms (1 with en-suite), shower room/wc and separate cloakroom/wc.
- **Lower Ground Floor:** expansive flexible lower ground floor rooms, currently used for storage but with some modernisation could be useful additional accommodation.





GROUND FLOOR

APPROACH: via a garden gate and pathway leading up to the main front door of the house.

ENTRANCE VESTIBULE: high ceiling, ceiling coving, useful cloaks storage cupboard and part glazed period door with glazed panels either side leading through into the main entrance hallway.

ENTRANCE HALLWAY: high ceiling with original ceiling cornicing and central ceiling rose, exposed stripped floorboards, radiator, doors leading off to the sitting room, dining room/reception 2, reception 3/study and ground floor cloakroom/wc. Door leads off at the end of the hallway to a staircase descending to the lower ground floor with a door off to the kitchen.

SITTING ROOM: (front) (23'6" max into bay x 13'5" max into chimney recess) (7.16m x 4.9m) a magnificent bay fronted sitting room with high ceilings, original ceiling cornicing and central ceiling rose, picture rail, exposed stripped floorboards, radiator and a feature fireplace.

DINING ROOM/RECEPTION 2: (rear) (14'6" max into chimney recess x 14'4") (4.42m x 4.37m) high ceiling with ceiling cornicing, central ceiling rose and picture rail, book shelving to chimney recesses, exposed stripped floorboards, 2 sash windows to rear overlooking the rear garden.

KITCHEN/BREAKFAST ROOM: (15'2" x 11'8" max into recess) (4.62m x 3.56m) a modern fitted kitchen comprising base and eye level grey units with quartz worktop over and inset sink and drainer unit, induction hob, eye level double ovens and integrated dishwasher, high ceiling with inset spotlights. Sash window to rear, overlooking the rear garden. Quooker boiler hot water tap and contemporary upright radiator.

RECEPTION 3/STUDY: (13'4" x 7'2") (4.06m x 2.18m) sash window to front, high ceilings and a radiator.

FIRST FLOOR

LANDING: central landing with high level lightwell with borrowed light from the roof space, doors off to bedroom 1, bedroom 2, bedroom 5 and cloakroom/wc. Off the lower mezzanine landing there is a door off to bedroom 3 and off the upper mezzanine landing there are doors off to bedroom 4 and to a shower room/wc. Built in **Airing Cupboard**.

BEDROOM 1: (front) (23'5" max into bay x 13'4" max into chimney recess) (7.14m x 4.06m) a large double bedroom with bay to front comprising 3 sash windows, high ceiling with ceiling coving, picture rail and a radiator. Door accessing a generous en-suite shower room/wc.

En Suite Shower Room/wc: (13'3" x 7'0") (4.04m x 2.13m) a large oversized walk in shower area with dual headed system fed shower and recessed alcove shelving, low level wc, wash hand basin with storage cabinet beneath, radiator, high ceiling, extractor fan and sash window to front.

BEDROOM 2: (rear) (14'5" x 14'4" max into chimney recess) (4.39m x 4.37m) high ceiling with ceiling coving and picture rail, 2 sash windows to rear and a radiator.

BEDROOM 5: (10'0" x 8'0") (3.05m x 2.44m) a smaller double bedroom with sash window to front, high ceilings, picture rail and a radiator.

CLOAKROOM/WC: low level wc, small wash hand basin and borrowed light from a skylight over.

BEDROOM 3: (off lower mezzanine landing) (14'6" x 11'8" max into chimney recess) (4.42m x 3.56m) a double bedroom with picture rail, built in wardrobe, radiator, pedestal wash basin, sash window to rear and a boarded fireplace.

BEDROOM 4: (off upper mezzanine landing) (11'9" max into chimney recess x 9'4") (3.58m x 2.84m) a double bedroom with a low level casement window to rear offering an open outlook over rear and neighbouring gardens, period fireplace and a radiator.

SHOWER ROOM/WC: shower, sink and wc.

LOWER GROUND BASEMENT ROOMS

Flexible lower ground floor basement with ceiling height of approx. **7ft/2.133m** with a central landing, door off to rear to a utility/garden storage room, further door to a bay fronted window to front and further storage room. Beneath the stairs there is access to a boiler room with modern Viessmann gas central heating boiler with pressurised hot water cylinder and further wine cellar/storage space.





OUTSIDE

FRONT GARDEN: landscaped front garden laid to paving with deep curved flower borders containing various plants and shrubs, attractive period boundary walls with railings over and pathway leading up to the main front door of the property.

REAR GARDEN & OFF ROAD PARKING: (approx. 40ft x 30ft max inclusive of car port) (12.10m x 9.14m) mainly laid to paving, level rear garden with deep flower borders containing various plants, shrubs and trees with gated access out onto a parking area with pergola over, accessed via a vehicular width rear access lane running off Beaconsfield Road. The parking area could potentially be landscaped to more garden or re-configured slightly to suit individual requirements.

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: G

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		77 C
55-68	D	57 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.



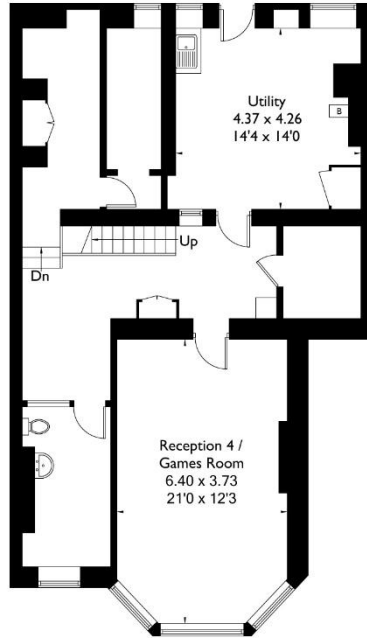


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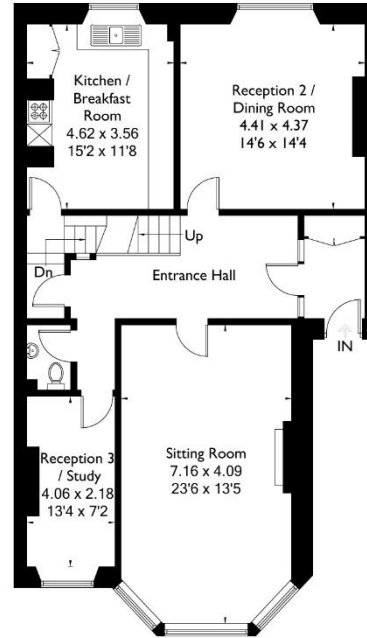
Approximate Gross Internal Area = 219 sq m / 2357 sq ft

Basement = 97.8 sq m / 1053 sq ft

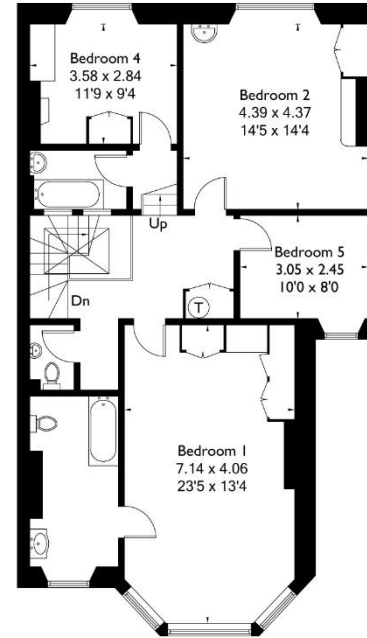
Total = 316.8 sq m / 3410 sq ft



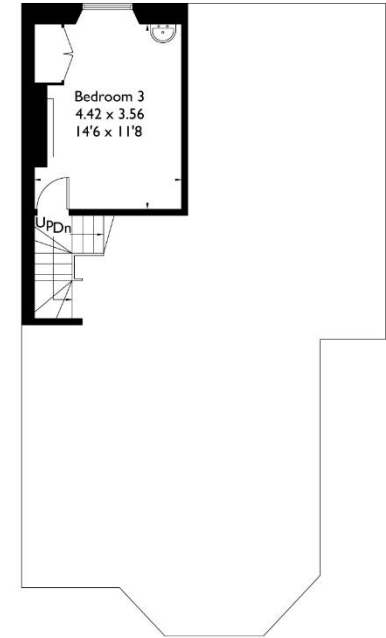
Lower Ground Floor



Ground Floor



First Floor



Lower Mezzanine

Job Ref: 148213

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.