



10 St Vincents Road, Clifton

Guide Price £700,000

RICHARD  
HARDING



**A stunning mid-terraced 3 storey Victorian 4 bedroom house with loft conversion, bi-folding doors onto a west facing garden and 2 bathrooms.**

## Key Features

- Arranged over three levels, an attractive Victorian house with exceptional presentation throughout.
- A unique low traffic side street a short distance from Clifton Village and the harbourside, with houses on one side of the street only.
- Fine city views looking out to countryside beyond South Bristol and up the hill towards Georgian Clifton.
- Situated in the Clifton/Hotwells Conservation Area and the CH residents parking scheme.
- Partially double glazed with gas fired central heating. Wood burning stove and hardwood flooring on the ground floor.





## **GROUND FLOOR**

**APPROACH:** the property is approached from pavement over patioed pathway with space for bins to side, up to a four-panelled wooden entrance door into:-

**ENTRANCE VESTIBULE:** high ceilings with ceiling mouldings, dado rail, natural light from leaded glass windows above and to the side of the door, floor level cupboard housing gas meter and electric consumer unit. Internal glazed window and stained glass door opens to:-

**ENTRANCE HALLWAY:** hardwood flooring which continues through to the adjacent sitting room, high ceilings and ceiling mouldings continue, straight staircase rising to first floor landing, dado rail, a pair of opposing storage cupboards and a radiator positioned under the staircase alcove.

**SITTING ROOM:** (16'9" x 11'0") (5.11m x 3.36m) hardwood flooring continues, high ceilings and ceiling mouldings, central ceiling rose, dado rail, angled bay to front elevation with three wood framed sash windows with window seat and chest storage plus pleasant street scene views. Cast iron fireplace with decorative tiled surround, wooden mantel and stone hearth housing a wood burning stove with built-in cupboards and display shelves flanking the chimney breast on both sides, with radiator opposite.

**KITCHEN/DINING ROOM:** (17'1" x 15'3") (5.20m x 4.65m) an open plan room with bi-folding double glazed wooden doors opening to and directly overlooking the rear garden with floor to ceiling glass, tiled flooring with electric underfloor heating, vertical column radiator, space for central dining table. Two distinct matching areas of kitchen with an 'L' shaped main kitchen area with eye and floor level kitchen units with display shelves, head height integrated microwave, integrated extractor hood over a space for a 5 ring range cooker, integrated 1 1/3rd sink with mixer tap and integrated drainer set into stone work surfaces with substantial splashback, space to side for large American style fridge/freezer, larder style cupboard to side with pull-out drawer and an integrated dishwasher. On the opposing wall a straight worksurface matching the main kitchen area with undercounter units which include integrated washing machine and tumble dryer.

## **FIRST FLOOR**

**LANDING:** straight staircase rising from the ground floor leads to the first floor landing with level landing providing access to bedrooms 2, 3 and 4, bathroom and an airing cupboard. Wall mounted heating controls and turning staircase rising to the second floor.

**BEDROOM 2:** (front) (16'9" x 11'0") (5.11m x 3.36m) angled front bay with three wood framed sash windows to front elevation with pleasant street scene and far reaching city views, high ceilings continue with picture rail, radiator, cast iron insert fireplace (not in use) with decorative mantelpiece, with built-in double wardrobes on both sides of the chimney breast.

**BEDROOM 3:** (14'8" x 8'7") (4.48m x 2.61m) wood framed double glazed sash window to rear elevation with pleasant views over garden and up towards Clifton, high ceilings continue, built-in bookshelves above the natural space for a double bed with radiator to side and cupboard discreetly concealing a Vaillant combi boiler. Further high level storage cupboard positioned above the airing cupboard.

**BEDROOM 4:** (8'7" x 7'9") (2.62m x 2.37m) wood framed double glazed sash window to rear elevation with views over garden, with radiator to side and built-in shelving along two walls.

**BATHROOM/WC:** obscured wood framed double glazed sash window to front elevation, acrylic bath with mixer tap and shower hose attachment with mains fed rainhead shower with mixer and tiled enclosure, close coupled wc, medicine cabinet over, pedestal hand basin, wooden tongue and groove panelling to half wall height, ceramic tiled floor, heated towel and a ceiling mounted extractor fan.

## **SECOND FLOOR**

Turning staircase rises to the second floor and upon reaching the top immediately in front is a sliding pocket wooden door which opens to:-

**BEDROOM 1:** (19'5" x 14'2") (5.91m x 4.32m) a dual aspect with double glazed Velux skylights with integrated blinds to front elevation with far reaching views and rear elevation with fine views looking towards The Paragon. There are two pairs of cupboards on both sides of the pocket door providing ample built-in wardrobes, a further study area with built-in undercounter cupboards and further cupboards providing access to the eaves storage, and a radiator. Internal door through to:-





**En-Suite Shower Room:** internal shower room with wet room style corner shower with large tessellated tiles, mixer tap and mains fed rainhead shower, ceiling mounted extractor fan, alcove for toiletries, wc with concealed cistern, wall hung hand basin, mirrored medicine cabinet, heated towel rail and fully tiled walls and floor.

## OUTSIDE

**REAR GARDEN:** (19'4" x 17'4") (5.88m x 5.30m) a generally square shaped west facing sunny rear garden laid almost entirely to tiled patio with built-in seating area to take advantage of the south-west facing sun, with a symmetrical raised bed area on both sides and trellis fenced border to the rear, with outside water supply next to the house.

## 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.

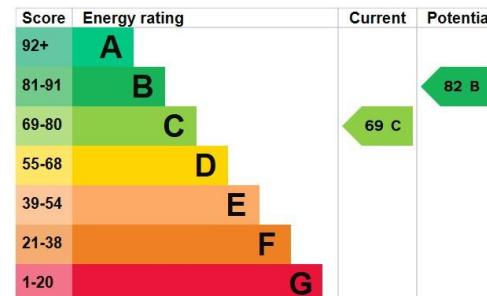
**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### 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.

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.



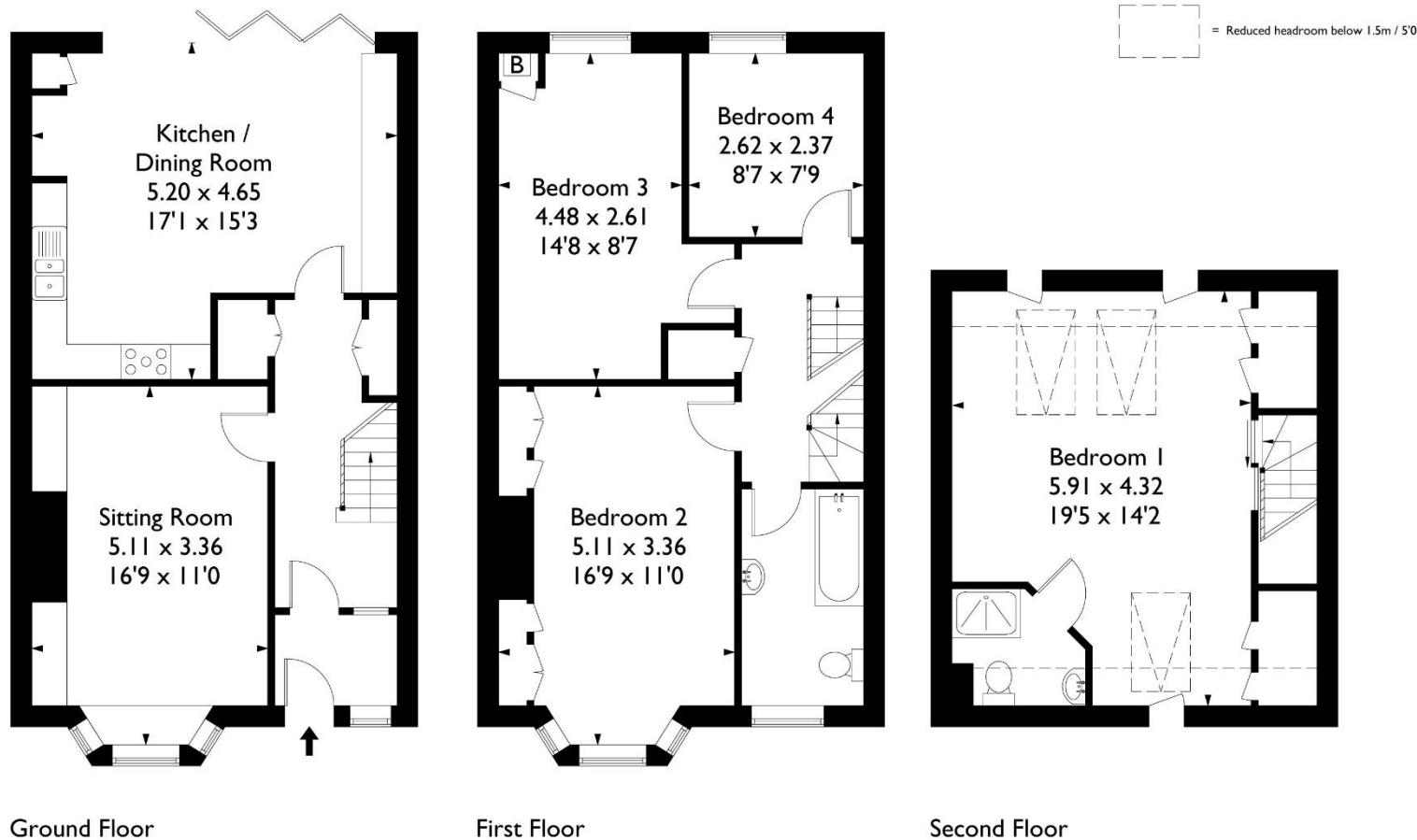
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





# St Vincent's Road, Hotwells, Bristol BS8 4PS

Approximate Gross Internal Area 127.4 sq m / 1371.6 sq ft



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.