



24 Southernhay Avenue, Cliftonwood

Guide Price £750,000

RICHARD
HARDING



24 Southernhay Avenue,

Cliftonwood, Bristol, BS8 4TJ

RICHARD
HARDING

A charming 3 bedroom Victorian terraced house situated on a peaceful cul-de-sac in Cliftonwood, enjoying exceptional panoramic views over Bristol's Harbourside, with generous southerly-facing tiered rear garden. Offered to the market with no onward chain.

Key Features

- Superb location within the friendly community of Cliftonwood, enjoying the convenience of being within easy reach of Clifton Village, Bristol's Harbourside and all central areas.
- **Ground Floor:** entrance vestibule and hallway, kitchen/breakfast room, bedroom 3 on split level landing.
- **Lower Ground Floor:** family bathroom/wc and sitting room accessed from split-level landing. Storage room.
- **First Floor:** bedroom 1 with en-suite shower room and bedroom 2 accessed from split level landing.
- **Outside:** decked terrace and tiered southerly-facing enclosed rear garden.
- Full of character, period features and an abundance of natural light, an engaging period property set within a highly desirable location with exceptional sunny outlook to the rear.
- Located in the Cliftonwood/Hotwells (CH) Residents' Parking Zone.





GROUND FLOOR

APPROACH: from the pavement, a shallow pathway to entrance door. Opening to:-

ENTRANCE VESTIBULE: area for coat storage, wall light point, cornicing, dado rail, moulded skirting boards, hessian flooring. Door opening to:-

ENTRANCE HALLWAY: ceiling light point, dado rail, radiator, moulded skirting boards, stairs ascending to split landing.

KITCHEN/BREAKFAST ROOM: (12'9" x 10'1") (3.89m x 3.08m) a bright and modern kitchen comprising wall base and drawer units and quartz worktop plus matching upstands and integrated stainless steel sink, drainer and mixer tap. Integrated appliances include electric hob with extractor fan over, waist-height oven, microwave-oven, fridge/freezer. Breakfast bar. Space for dining furniture. Bay to front elevation comprising three double glazed sash windows. Ceiling light points, wall light point, wooden flooring, moulded skirting boards.

BEDROOM 3: (13'10" x 10'10") (4.21m x 3.31m) accessed from split level landing. A double bedroom with double glazed tilt/turn window to rear elevation with exceptional outlook. Ceiling light point, cornicing, picture rail, built-in cabinetry to either side of chimney breast, cast iron gas fireplace with marble mantelpiece, wooden flooring, moulded skirting boards.

LOWER GROUND FLOOR

LANDING: split level landing with doors opening to:-

BATHROOM/WC: low level wc, bath with system-fed shower over, wash handbasin with vanity storage beneath, lightwell to front elevation, ceiling downlights, wall light points, radiator, tiled surrounds, cornicing, partial wooden flooring. Built-in **utility cupboard** with washing machine and Worcester combi-boiler. Door to:-

STORAGE ROOM: (9'6" x 3'5") (2.90m x 1.03m) with Belfast sink, wall mounted electric consumer unit.

SITTING ROOM: (13'10" x 13'8") (4.21m x 4.16m) an exceptional living space with breath-taking outlook over Bristol's Harbourside. Feature cast iron fireplace with marble mantelpiece. Two radiator, wall light points, wood-effect laminate flooring, skirting boards. Sliding patio doors giving access to a decked terrace and garden beyond.

FIRST FLOOR

LANDING: split level landing, dado rail, moulded skirting boards, doors leading to:-

BEDROOM 1: (15'9" x 13'11") (4.79m x 4.24m) a double bedroom with large bay to front elevation comprising three double glazed sash windows. Ceiling light point, built-in wardrobe, picture rail, painted cast iron fireplace with tiled slips and marble mantelpiece over, two radiator, wooden flooring. Door opening to:-

En-Suite Shower Room/WC: white suite comprising low level wc, pedestal wash handbasin, double shower enclosure with Bristan electric shower over, fully tiled walls, ceiling light point, wall light point, extractor fan, obscured double glazed sash window to front elevation, wall mounted towel radiator, tiled flooring.

BEDROOM 2: (13'11" x 10'11") (4.25m x 3.33m) a double bedroom with double glazed sash window to rear elevation with views over the SS Great Britain, Harbourside and beyond. Ceiling light point, picture rail, an array of built-in wardrobes, radiator, moulded skirting boards.



OUTSIDE

DECKED TERRACE: (11'0 x 10'0) (3.35m x 3.05m) an ideal space for sitting and relaxing or entertaining, with outside tap and enjoying a southerly aspect with beautiful, uninterrupted views. Steps lead down to the:-

TIERED REAR GARDEN: stairway leads onto a patio area which then descends to multiple areas via paved steps. Designed for easy maintenance with a mixture of slate chippings pebbles and plants. The furthest section of garden is laid to flagstone paving incorporating a variety of mature fruit trees. There are established hedges to the borders and wooden feather-edged fencing enclosing the rear boundary.

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.
- 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	60 D	70 C
39-54	E		
21-38	F		
1-20	G		

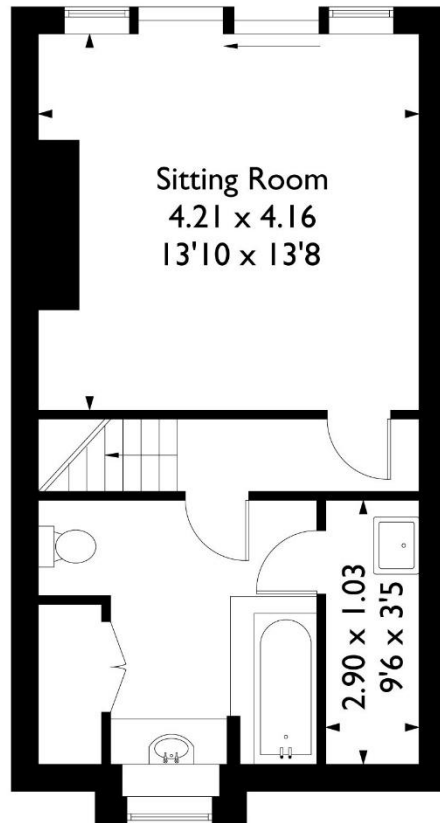
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



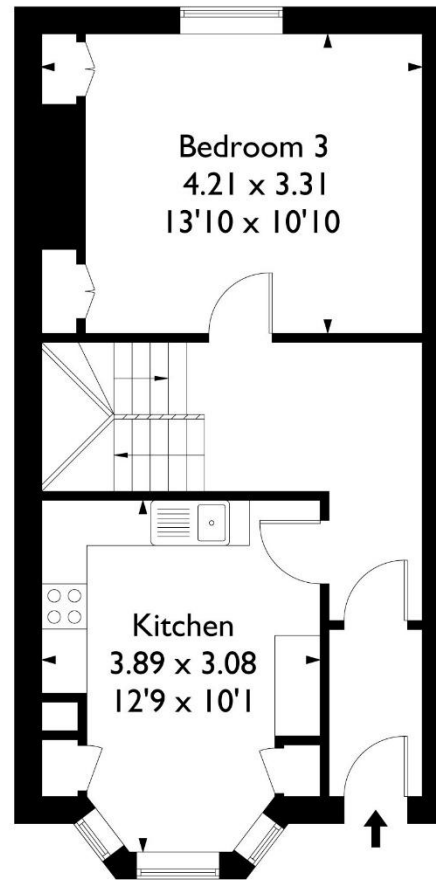


Southernhay Avenue, Cliftonwood, Bristol BS8 4TJ

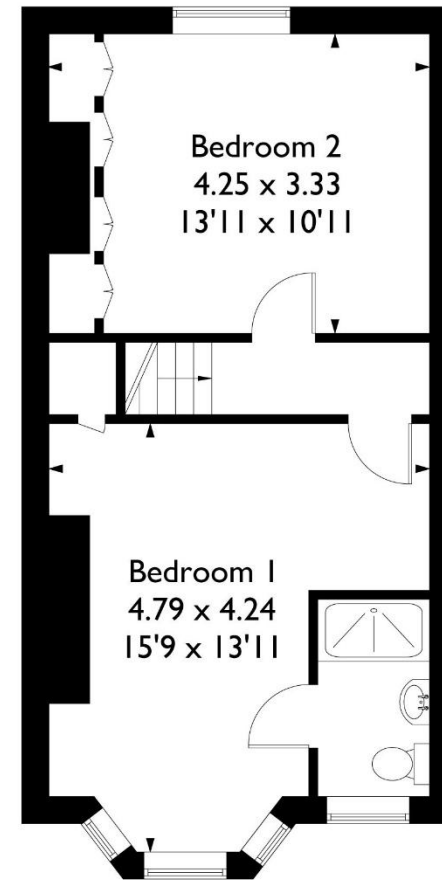
Approximate Gross Internal Area 107.6 sq m / 1157.7 sq ft



Lower Ground Floor



Ground Floor



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.