
64 Alma Vale Road, Clifton
Guide Price £600,000
RICHARD
HARDING

64 Alma Vale Road,

Clifton, Bristol, BS8 2HR

RICHARD HARDING

A mid terrace Victorian 3 double bedroom house with a long city rear garden, an exceptionally large bathroom and well-appointed kitchen. Sold with no onward chain.

Key Features

- **Arranged over three storeys, the property is superbly located just a moments' walk from Clifton Down station and Sainsburys, in a quiet cul-de-sac location at the end of Alma Vale Road.**
- **Partially double glazed, gas fired central heating and attractive cast iron column radiators throughout the property.**
- **Situated within the Whiteladies Road conservation area and CE residents parking scheme.**
- **Notable for three excellent double bedrooms and an unusually large main bathroom equal in size to the bedrooms.**
- **Well appointed kitchen with double doors opening onto a long and narrow rear garden.**
- **No onward chain making a prompt move possible.**



GROUND FLOOR

APPROACH: the property is approached over a front pathway through wrought iron gate up to four-panelled wooden door, adjacent a small front courtyard garden, opening into:-

SITTING ROOM: (**14'1" x 12'11"**) (**4.30m x 3.93m**) shallow angled window bay to front elevation with wood framed windows, wooden flooring throughout, BT Openreach connection, high ceilings, cast iron insert fireplace with decorative surround and stone hearth, built-in cabinets to one side of chimney breast, column radiator, ornate ceiling mouldings in the former hallway, head height consumer unit slightly recessed into the wall and floor level meter cupboard adjacent to integrated foot mat.

INNER HALL: an inner hallway continuing from the sitting room with turning staircase rising to first floor landing, high ceilings continue, column radiator, coat hangers, wooden flooring continues, understairs storage cupboard and thermostatic heating controls.

WET ROOM/WC: a ground floor wet room positioned under the staircase with fully tiled walls and floor, mixer shower with hose attachment, wall hung hand basin with mixer tap, close coupled wc, fixed wall mirror and wall mounted extractor fan.

KITCHEN/BREAKFAST ROOM: (**14'8" x 12'7"**) (**4.47m x 3.84m**) wood framed double glazed double doors with side windows opening onto rear garden, wooden flooring continues with column radiator and space for a large central dining table. Fully fitted kitchen with eye and floor level units, square edged wooden worksurfaces with inset composite sink with swan neck mixer tap and drainer. Bosch 4 ring induction hob, AEG extraction hood over with splashback, Zanussi double oven/microwave, integrated full sized AEG dishwasher, integrated fridge/freezer.





FIRST FLOOR

LANDING: turning staircase with half landing rises to first floor landing, with a pair of doors on this level providing access to two bedrooms, double louvre doors open to a generous storage cupboard on this level, with further turning staircase rising to the second floor.

BEDROOM 1: (rear) (**14'8" x 12'9"**) (**4.47m x 3.89m**) an irregular shaped room, wood framed window to rear elevation overlooking garden with cast iron radiator below, high ceilings and dimmer switch lighting.

BEDROOM 2: (front) (**13'6" x 12'11"**) (**4.11m x 3.94m**) an irregular shaped room, wood framed window to front elevation overlooking street scene views with cast iron radiator below, high ceilings and dimmer switch lighting, book shelving built in both sides of chimney breast.







SECOND FLOOR

LANDING: half landing with Velux skylight rises to second floor landing with louvre doors opening to useful storage cupboard housing Worcester Greenstar 30si combi boiler. A pair of doors from this level lead to bedroom 3 and a family bathroom.

BEDROOM 3: (**12'11" x 12'11"**) (**3.94m x 3.93m**) wood framed window to front elevation overlooking pleasant street scene views with column radiator below, high vaulted ceilings and lowered sections either side of the room approximately 1.91m in height with integrated downlights, with over 3m of height through the middle of the room.

BATHROOM/WC: an exceptionally spacious bathroom of a similar configuration to bedroom 3, with wood framed window to rear elevation overlooking garden with column radiator below, pedestal hand basin with splashback tiling and fixed wall mirror and shaving point to side, wc with medium height cistern, central enamel freestanding claw foot bath, further fixed wall mirror, coat hangers and wooden flooring throughout.

OUTSIDE

FRONT COURTYARD: a short front courtyard, useful for storing bins etc.

REAR GARDEN: a long narrow rear garden projects in a northerly direction to the rear of the property, roughly 14m in length with a wider section immediately abutting the kitchen, approximately 4m in width with patio, outdoor seating and getting the afternoon sun. This then narrows to a longer, approximately 2 metre wide, section of garden in an irregular rectangle shape.

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:

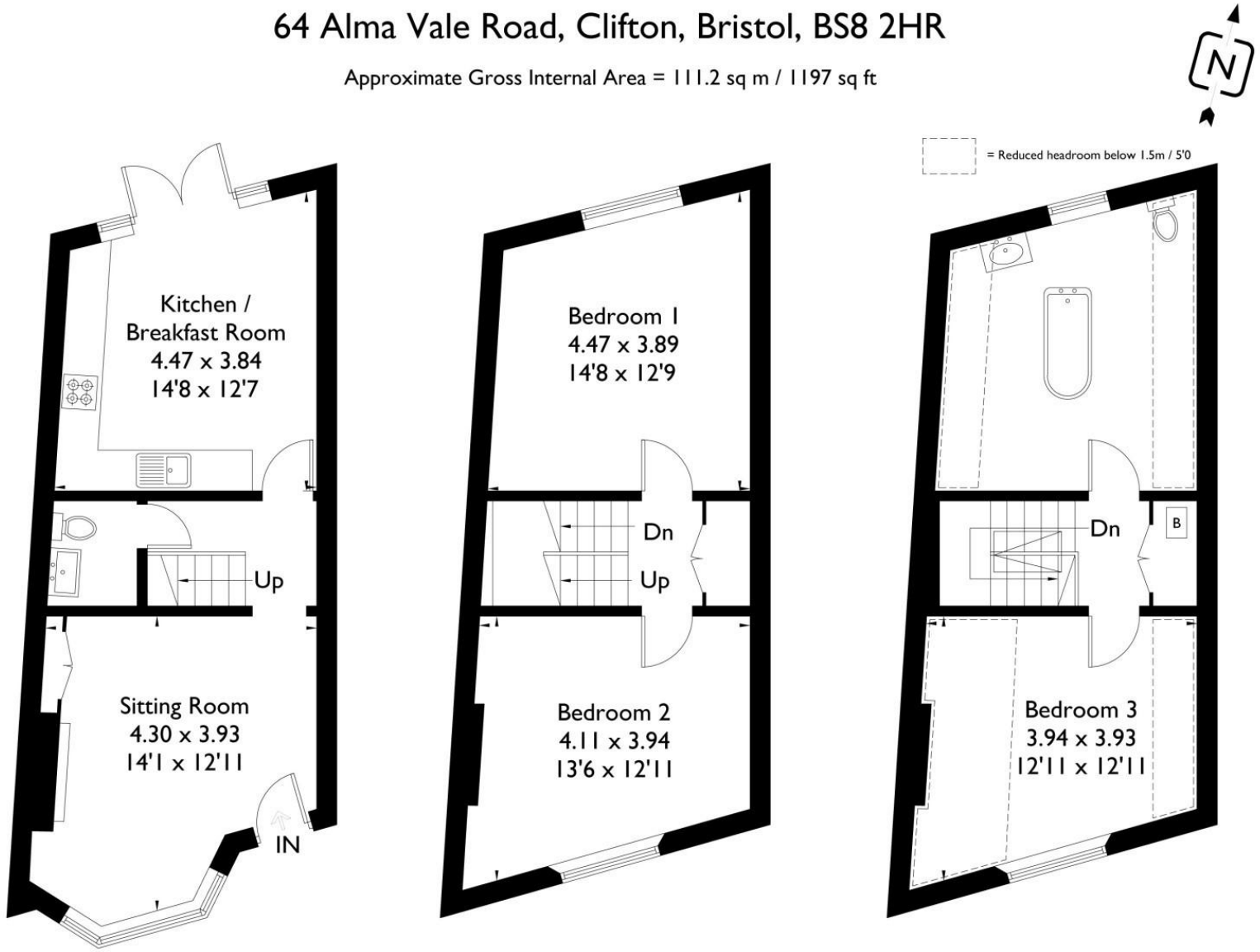
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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.



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 = 111.2 sq m / 1197 sq ft



Job Ref: 153383

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.