



24 Church Lane, Cliftonwood
Guide Price £575,000

RICHARD
HARDING



24 Church Lane, Cliftonwood, Bristol, BS8 4TR

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An exceptionally well-presented and imaginatively extended two double bedroom Victorian end-of-terrace family home, featuring an impressive kitchen/dining/family room with direct access to a charming, enclosed courtyard garden with side access.

Key Features

- Combining period charm with high-quality interior upgrades, the house offers generous, thoughtfully integrated storage while retaining a strong sense of space and openness.
- Ground Floor:** entrance vestibule, entrance hallway, sitting room, open plan kitchen/dining/family room, utility cupboards, walk-in storage room and cloakroom/wc.
- First Floor:** landing, bedroom 1, bedroom 2, inner landing and bathroom/wc.
- Outside:** paved rear courtyard garden with side access gate.
- Situated in Cliftonwood, a lovely area between Clifton Village and Bristol's Harbourside with a friendly local community atmosphere, with an array of cafes, shops, restaurants and local pubs within close proximity.
- Located in the Clifton and Hotwells (CH) Residents' parking zone.





GROUND FLOOR

APPROACH: from the pavement hardwood front door with fanlight above leads into:-

ENTRANCE VESTIBULE: area for coats and shoe storage, hessian flooring, moulded skirting boards, part wood part glazed door leading into:-

ENTRANCE HALLWAY: ceiling light point, radiator, engineered wooden flooring and moulded skirting boards. Doors leading to: staircase, sitting room and opening to kitchen/dining/family room.

SITTING ROOM: (11'2" x 11'2") (3.41m x 3.41m) multipaned double glazed sash window to front elevation with working wooden shutters, central ceiling light point, wall mounted cast iron radiator, feature cast iron fireplace with painted surround, built-in bookcases to either side of the chimney recesses, storage cupboard recess with shelving, engineered wooden flooring, moulded skirting boards.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: (17'5" x 13'3") (5.32m x 4.04m) a fantastic light filled room with floor to ceiling double glazed windows with door leading out onto the private courtyard.

Kitchen Area: fitted with a matching range of wall and base units with roll-edge worktop over. In set 1 ½ bowl sink with mixer tap over, integrated electric oven with induction hob plus extractor fan over, integrated dishwasher. Three utility cupboards with plumbing for washer/dryer, wall mounted combi-boiler and space for fridge/freezer. Built-in shelving, and a ceiling light point.

Dining/Family Area: ample space for dining room furniture plus additional seating if required. Generous ceiling height with ceiling light points. Radiator. Engineered oak flooring throughout. Direct level access out onto the private courtyard.

Store Room: large walk in storage area with two ceiling light points, built-in storage cupboard, engineered oak flooring.

Cloakroom/wc: white suite comprising of low level wc, compact wash hand basin, ceiling light point, extractor fan, engineered oak flooring and moulded skirting boards.



FIRST FLOOR

LANDING: stairs ascend from entrance hallway onto small landing with vaulted ceiling, Velux skylight, high level loft storage area, ceiling light point and exposed wooden floorboards. Doors to bedroom 1 and bedroom 2.

BEDROOM 1: (15'1" x 11'2") (4.60m x 3.41m) generous sized double bedroom with central ceiling light point, multipaned double glazed sash window to front elevation, radiator, exposed wooden floorboards and moulded skirting boards. Door giving access to inner landing.

BEDROOM 2: (12'0 x 11'2") (3.65m x 3.41m) double bedroom with central ceiling light point, double glazed sash window overlooking the rear elevation, radiator, exposed wooden floorboards and moulded skirting boards. Door leading to inner landing.

INNER LANDING: inset ceiling downlighters, exposed wooden floorboards, bespoke shelving, moulded skirting boards. Door leading to:-

FAMILY BATHROOM/WC: white suite comprising low level wc, pedestal wash hand basin, panelled bath with shower over, glass shower screen, inset ceiling downlighters, extractor fan, double glazed sash window to rear elevation, exposed wooden floorboards, wall mounted towel radiator, moulded skirting boards and a radiator.



OUTSIDE

COURTYARD REAR GARDEN: (18'7" x 13'4" approx.) (5.66m x 4.06m) a pretty, east facing courtyard garden fully enclosed by pretty stone wall boundaries and laid to flagstone patio, ideal for al fresco dining with useful side access gate, external power points, outdoor lighting and a water tap.

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

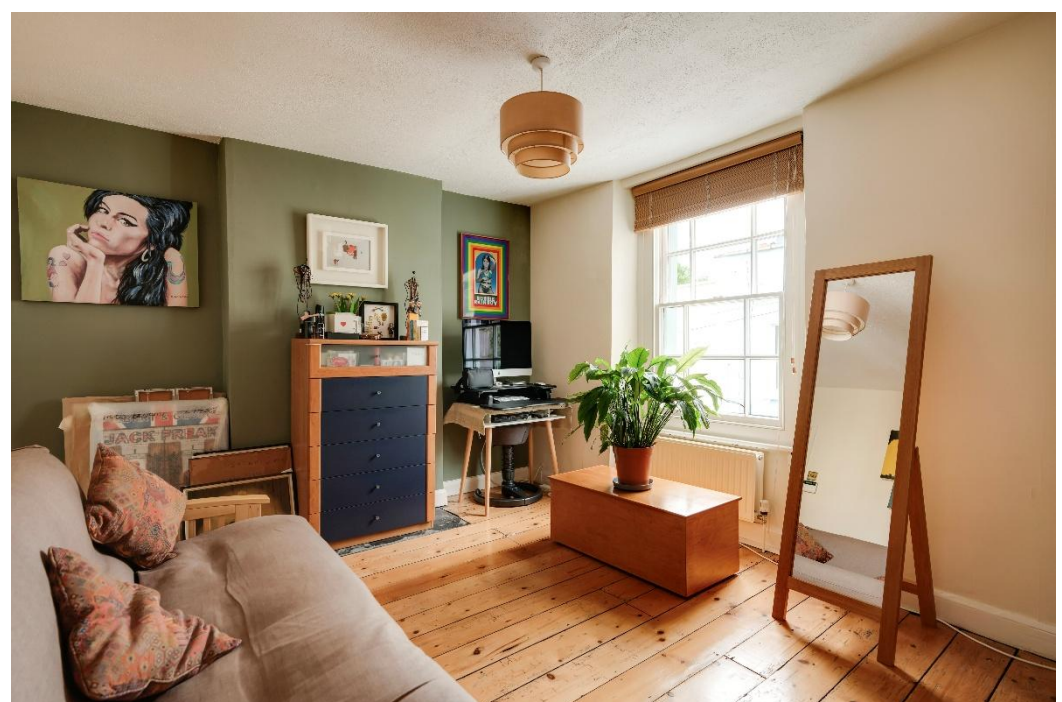
PLEASE NOTE:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

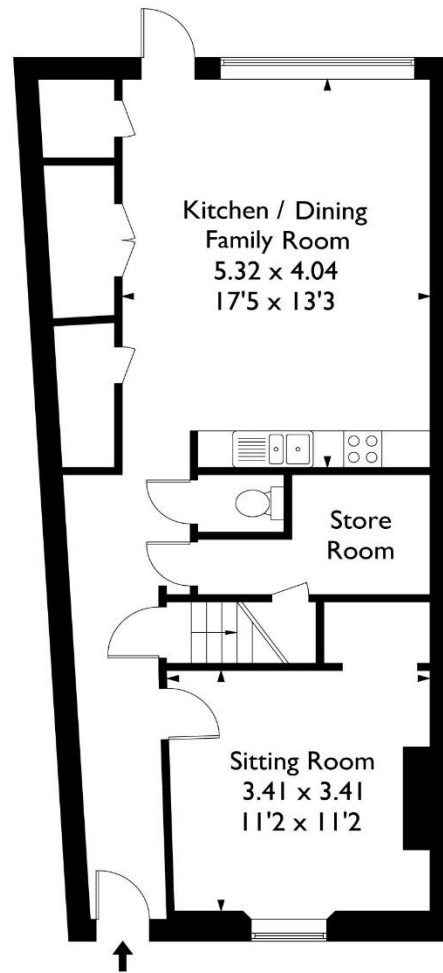
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



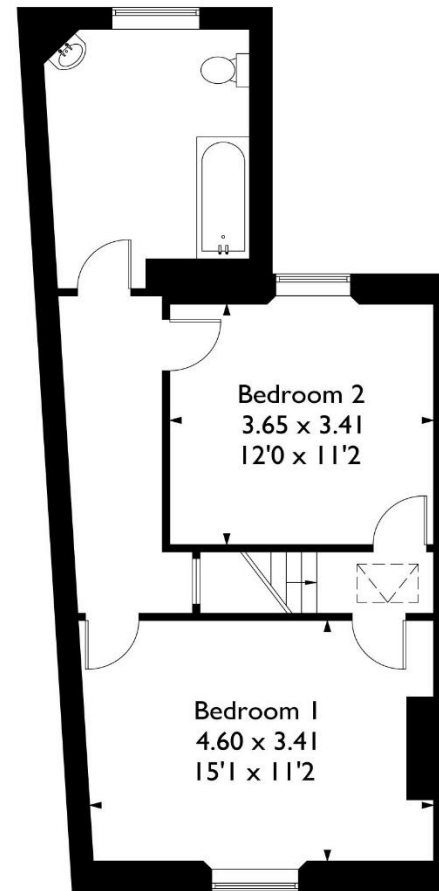


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Approximate Gross Internal Area 102.50 sq m / 1103.30 sq ft



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.