



39 Upper Belgrave Road, Clifton

Guide Price £995,000

RICHARD  
HARDING



# 39 Upper Belgrave Road,

Clifton, Bristol, BS8 2XN

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**A stunning 3 double bedroom highly renovated townhouse with breathtaking view in a landmark Clifton location fronting the Downs.**

## Key Features

- Renovated in 2023 by the current owners using Nest, a well-regarded local design and build company, providing a fresh and modern interior yet retaining period character.
- Unrivalled grandstand views over the city.
- Situated in an incredible location to explore the city, fronting the acres of green open space of the Downs, whilst being a short stroll from the restaurants, café, cinema and weekly farmer's market of Whiteladies Road, as well as local bus and train connections. Clifton Village is also within easy reach, as are other central parts of Bristol.
- Offered with no onward chain due to relocation to Cornwall.
- **Outside:** Stunning south facing terrace/balcony with steps down to a sunny landscaped rear garden with undercroft storage cellars, as well as Juliet balconies off the sitting room and principal bedroom.
- A superb Clifton home of a manageable size, yet with a fantastic 24'10" x 15'10" sociable kitchen and dining space, accessing the sunny outdoor space.





## **GROUND FLOOR**

**APPROACH:** via a garden gate and pathway leading through a pretty front garden to an attract main entrance and main front door to the house.

**ENTRANCE HALLWAY:** high ceilings with ceiling cornicing, stairs rising to first floor landing and descending to the lower ground floor. Radiator and dado rail. Doors off to the sitting room, bedroom 3 and the bathroom.

**SITTING ROOM:** (rear) (11'10" x 11'5") (3.61m x 3.47m) an inviting sitting room with wonderful high ceilings, ceiling coving and recessed wooden shutters. Contemporary French doors, with frameless glass Juliet balcony providing a truly jaw dropping view over the city. Fireplace with wood burning stove and oak mantle over, and a radiator.

**BEDROOM 3:** (front) (16'1" x 10'0") (4.91m x 3.04m) double bedroom with high ceilings, ceiling coving, double glazed window to front elevation providing a view up Upper Belgrave Road to the Downs. Radiator, feature recessed alcoves.

**BATHROOM/WC:** a tastfully renovated bathroom with a double ended floor standing bath, central wall mounted mixer taps, recessed shower enclosure with system fed dual headed shower, low level WC, wash basin with storage cabinet beneath, sliding double glazed sash style window to rear, part tiled wall, tiled floor, spotlights, extractor fan and heated towel rail.

## **FIRST FLOOR**

**LANDING:** double glazed window to front, offering a wonderful outlook over the Downs. Radiator and spacious landing with loft hatches, as well as doors off to bedroom 1, bedroom 2 and a shower room/WC

**Note: the property has planning permission approved for a full roof terrace. The staircase would go to the terrace from this spacious landing up to a potential rooftop garden with spectacular views.**

**BEDROOM 1:** (rear) (11'10" x 11'5") (3.61m x 3.47m) double bedroom with high ceilings, ceiling coving, radiator, wooden shutters and double glazed contemporary French doors to rear with frameless Juliet balcony and phenomenal city views.

**BEDROOM 2:** (front) (11'9" x 10'3") (3.58m x 3.12m) high ceiling with ceiling coving, feature chimney recess with built in shelving, radiator and double glazed windows to front elevation, enjoying a lovely look over the Downs opposite.

**SHOWER ROOM/WC:** a smart stylish shower room, walk-in oversized shower area with dual headed system fed shower and recessed alcove shelf, double glazed sash style window to rear offering city views. Low level WC with concealed cistern, wash hand basin with storage cabinet beneath, part tiled walls, tiled floor, inset spotlights, heated towel rail and extractor fan.

## **LOWER GROUND FLOOR**

**LANDING:** staircase descends into a large sociable kitchen/dining room.

**KITCHEN/ DINING ROOM:** (24'10" x 15'10") (7.56m x 4.82m) renovated in 2023 this large open plan space enjoys a modern fitted Shaker style kitchen comprising of base units with quartz worktop over and inset 1 ½ bowl style sink and drainer unit, integrated dishwasher, double ovens with induction hob and extraction over, featured stone brick fireplace with wood burning stove and oak mantle, wall opening





accessing a recessed pantry with integrated freezer and wine fridge, built in base units, oak larder shelving. Further corner cupboard housing the heating boiler, double glazed window to front with built in window seat with storage cupboard, high level recessed cupboard housing the fuse box for electrics, ample space for dining and seating furniture. Three sliding doors accessing the south-easterly facing balcony.

**BALCONY:** (15'4" x 9'2") (4.67m x 2.80m) a generous south-easterly facing balcony with frameless glass, ample space on the aluminium deck for outdoor seating and entertaining. The balcony enjoys uninterrupted daytime sunshine with spectacular views across the city to the Dundry and Mendip hills in the distance. Outdoor tap, outdoor lighting and power sockets, and a stone staircase descending from the balcony to the rear garden.

## OUTSIDE

**REAR GARDEN:** low maintenance sunny landscaped rear garden, mainly laid to paving with railway sleeper border, raised water feature, high level flower borders containing various plants, shrubs and a fig tree. Door accessing an:-

**Undercroft Vaulted Cellar:** (8'2" x 5'6") (2.49m x 1.68m) storage space, providing ample space for DIY, equipment, etc.

## 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: F

**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	70 C	80 C
55-68	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.



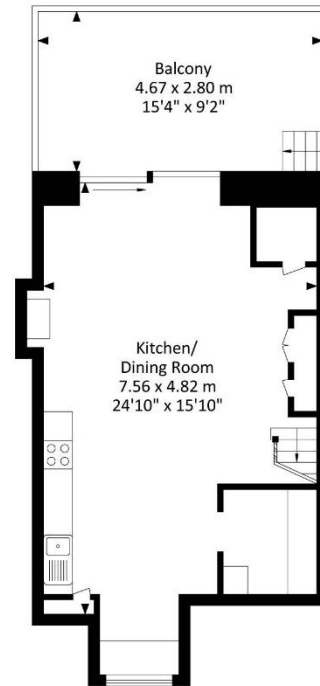


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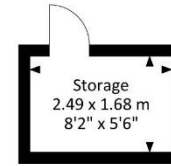
Approx. Gross Internal Area  
1238.5 Sq.Ft - 115 Sq.M

Undercroft  
45.0 Sq.Ft - 4.2 Sq.M

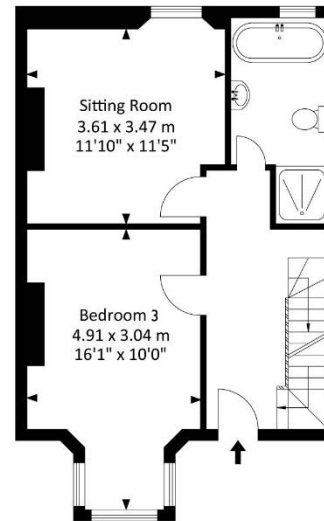
Total Area  
1283.5 Sq.Ft - 119.2 Sq.M



Lower  
Ground Floor



Undercroft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.