



First Floor Flat, 1b Ivywell Road  
Guide Price £625,000

RICHARD  
HARDING







# First Floor Flat, 1b Ivywell Road

Sneyd Park, Bristol, BS9 1NX

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An exceedingly spacious, circa 1,290 sq. ft., 2 double bedroom, first floor apartment set within a substantial Victorian period semi-detached building with uninterrupted south-westerly facing views across the Downs towards Leigh Woods.

## Key Features

- Bright and spacious accommodation including a rather special living room with floor to ceiling windows and superb views across over 400 acres of green space on offer from Durdham Downs.
- Highly prized location on the doorstep of the Downs and within easy access of the Whiteladies Road, Clifton Village and the City Centre.
- Occupying the first floor of this handsome period building.
- Shared double garage located at the rear.
- To be offered to the market with no onward chain enabling a prompt move for a potential purchaser.





## **ACCOMMODATION**

**APPROACH:** The property is accessed from pavement through an iron gate, impressive stone pillars where pebbled pathway leads beside the private front gardens (ownership of the hall and lower ground floor flat respectively) to several steps that ascend to a wooden panelled communal entrance door with intercom entry system which opens into: -

**COMMUNAL ENTRANCE HALLWAY:** a grand entrance hallway with original stone tiled flooring, high rounded arch sash window to side elevation, ornate ceiling mouldings above the vestibule, further rounded arched doorway opening to the main communal stairwell with impressive staircase rising to half landing with further window to rear elevation. Turning again to the private entrance found at first floor level, which is the double doors straight ahead.

**ENTRANCE HALLWAY:** via ornate double wooden doors which opens into a large and welcoming entrance hallway, providing access out to the principal bedroom, bedroom 2, separate bathroom, living room as well as through to the kitchen/ dining space, laid to herringbone flooring, cast iron column radiator, moulded skirting boards, intercom entry system and various wall mounted coat hooks.

**KITCHEN/DINING SPACE:** (19'7" x 15'9") (5.96m x 4.80m) a triple aspect room with three rounded arch and square sash windows to front, rear and side elevations, laid to herringbone flooring; the kitchen itself comprises of a variety of wall, base and drawer units. Space for freestanding appliances including washer, dryer, dishwasher, oven and fridge/freezer. Square edged wooden worktops, wall mounted Valliant ecoTEC plus 83i combi boiler, extractor hood, light point, 1 ½ bowl sink with swan neck chrome tap over and integrated drainer unit beside, splashback tiled surround and a radiator. This space overall is well proportioned with easily enough room for a 6 seater dining table.

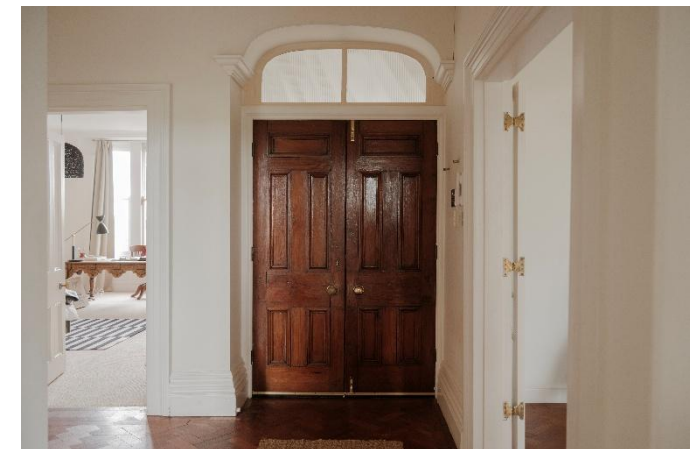
**LIVING ROOM:** (21'11" x 13'9") (6.68m x 4.19m) semi open plan to the kitchen/dining space, but measured separately, with light flooding in via the front elevation via three huge double glazed windows set into bay with breathtaking views across towards Durdham Downs, with curtain rail over, moulded skirting boards, picture rail, Virgin Media connection, tv point, space into chimney recess and light point

**PRINCIPAL BEDROOM 1:** (20'0" x 15'10") (6.09m x 4.82m) exceptionally large principal bedroom with light flooding in via the rear elevation via three substantial sash windows with curtain rail over with leafy outlook across towards Rockleaze Road, picture rail, cast iron column radiator, easily enough space for king size bed, desk and wardrobes etc dependent upon ones needs, light point and chimney recess.

**BEDROOM 2:** (18'3" x 15'9") (5.56m x 4.80m) a second bedroom with light flooding in via the front elevation via three large double glazed windows with direct views across circular road, the Downs and Leigh Woods beyond to front elevation, moulded skirting boards, picture rail, chimney recess and radiator.

**BATHROOM/WC:** accessed from central hallway with chequerboard tiled floor, corner shower cubicle with glass insert surround, wall mounted stainless steel shower head and controls, low level wc, floor standing wash hand basin with chrome tap, bath and extractor fan, light point and shaving point, as well as a chrome towel radiator and shelving units.





## OUTSIDE

**GARAGE:** shared double garage at the rear with additional parking in front of the garage, plus an additional storage room behind that faces the property.

## 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 leasehold for the remainder of 998-year lease from 19 January 1970 to 21 October 2968. This information should be checked with your legal adviser.

**SERVICE CHARGE:** the service charge for 2026 is estimated to be in the region of £200 a month, currently estimated as accounts are awaited at the time of writing. This information should be checked by your legal adviser.

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

### **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		80 C
55-68	D	66 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.



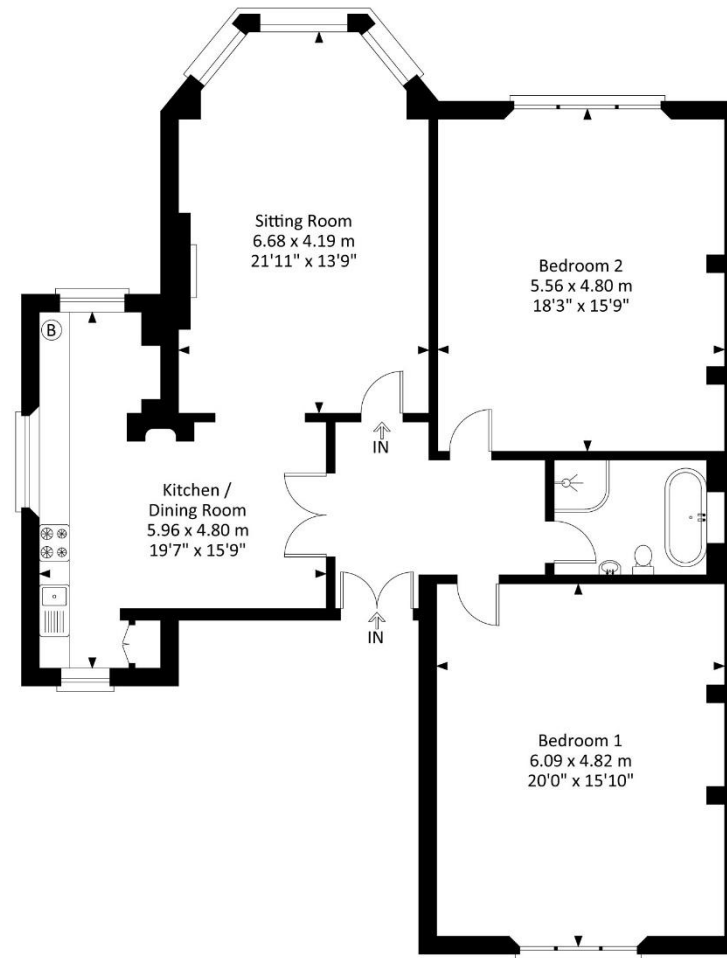






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Approximate Gross Internal Area = 119.97 sq m / 1291.34 sq ft



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.