



19 Southernhay Avenue, Clifton
Guide Price £625,000

RICHARD
HARDING



19 Southernhay Avenue,

Clifton, Bristol, BS8 4TJ

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A wonderfully located 3 bedroom, 2 reception room mid-terrace Victorian house in a peaceful cul-de-sac location providing a sunny, south-facing terraced garden and spectacular panoramic harbourside views directly overlooking the SS Great Britain. Sold 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.
- Located in the Cliftonwood/Hotwells (CH) Residents' Parking scheme.
- A well-stocked south facing terraced garden with a fine array of fruit trees that benefit from the sunny vista, with the garden directly overlooking the Great Western Dockyard and the SS Great Britain.
- No onward chain, making a prompt and convenient move possible.





GROUND FLOOR

APPROACH: from the pavement, a six-panelled wooden door with fan light opens to:-

ENTRANCE HALLWAY: high ceilings with ceiling mouldings, inlaid door mat, built-in shoe cupboard with open shelving over, L-shaped hallway continues with staircase rising to the upper level, and descending to lower ground floor.

BEDROOM/STUDY: (10'7" x 10'6") (3.22m x 3.21m) a pair of wood framed sash windows to front elevation with pleasant street scene views and built-in shelving below. High ceilings with ceiling mouldings and central light point. Feature fireplace with cast iron insert, tiled surrounds and marble mantel, shelving into one recess and vertical column radiator to other, wooden flooring.

SITTING ROOM: (14'3" x 10'7") (4.35m x 3.23m) accessed via a few steps from the hallway onto a half landing. High ceilings with ceiling mouldings, wooden flooring, sash window into shallow bay to the rear with spectacular views over the Harbourside. Radiator, feature fireplace with marble mantel, slate hearth and gas connection.

LOWER GROUND FLOOR

HALF LANDING: a few steps descend from the hall to this further half landing, with more steps leading further down to the lower ground floor. Wide wall opening leads into:-

DINING ROOM: (10'10" x 10'7") (3.30m x 3.23m) currently arranged as a study/reading room. Polished wooden flooring, radiator, obscure glazed wood framed sash window to the front elevation looking up to street level, pair of cupboards housing the gas and water meters. Further steps lead down to:-

LANDING: a short rectangular hallway with painted wooden flooring, radiator and undercroft storage cupboard under the Dining room. Door opening to:-

UTILITY: an internal utility cupboard with high ceilings, power, lighting and electricity meters, space and plumbing for washing machine, high shelving over and painted concrete floor.

SEPARATE WC: accessed from the hallway. Wood framed window to rear elevation looking into the conservatory, wc, hand basin, head height cupboard, painted wooden flooring.

KITCHEN: (13'2" x 10'10") (4.01m x 3.30m) fitted kitchen with a range of differing surfaces including a square edged wooden worktop surrounding a former fireplace and now housing a Neff 4 ring gas hob and matching Neff electric oven with stowable door. Composite stone sink with drainer beside and swan neck mixer tap over and cupboards below. Built-in original wooden dresser with display shelves and cupboards and drawers. Space for freestanding fridge/freezer. Painted wooden flooring, high ceilings, space for central breakfast table, wooden window and wooden glazed door to the rear elevation with views. Open steps lead down to the:-

CONSERVATORY: (14'3" x 9'3") (4.34m x 2.83m) a lean-to style conservatory with Perspex roof, masonry walls on two sides, windows to side and rear elevations, double glazed doors to rear with direct views over the harbourside. Currently used a garden room with grape vines, cat flap and access to undercroft storage.

FIRST FLOOR

HALF LANDING: turning staircase leads upwards with door opening to:-

BEDROOM 1: (14'4" x 10'9") (4.37m x 3.27m) double bedroom with high ceilings, wooden flooring, wood framed sash window to rear elevation overlooking harbourside, radiator and cast iron fireplace with decorative surround and stone hearth.

LANDING: steps rise from the half landing to a short hall with natural light from Velux skylight, built-in shelving, large loft hatch access, wooden flooring and doors opening to:-



BEDROOM 2: (13'1" x 10'5") (4.0m x 3.18m) double bedroom with high ceilings and sash window to front elevation with pleasant street scene views. Built-in cupboard housing Worcester Green Star 30si combi Mark 4 boiler and storage. Storage area inside chimney breast and further shelving to one side, wooden flooring,

BATHROOM/WC: white suite comprising low level wc, pedestal wash basin and panelled bath with wall mounted shower over. Partially tiled walls, wooden flooring, wooden sash window to the front elevation with pleasant street scene views, heated towel radiator.

OUTSIDE

REAR GARDEN: a very long, south facing terraced garden open to the east and west, extending away from the property in a series of seven terraces, many of which are well-stocked with a variety of ornamental shrubs and fruit trees including pear, apple among others. The garden has the benefit of unbroken views over the Great Western Dockyard Harbourside and the SS Great Britain, and further afield to the countryside beyond.

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		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

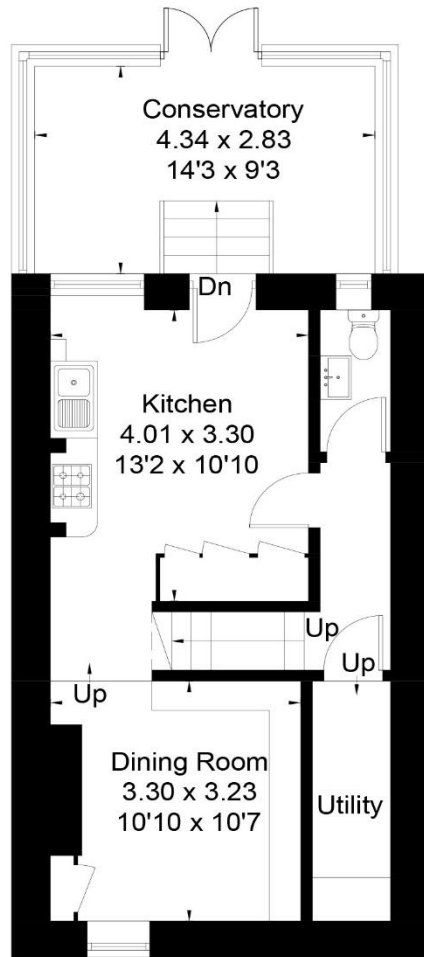
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



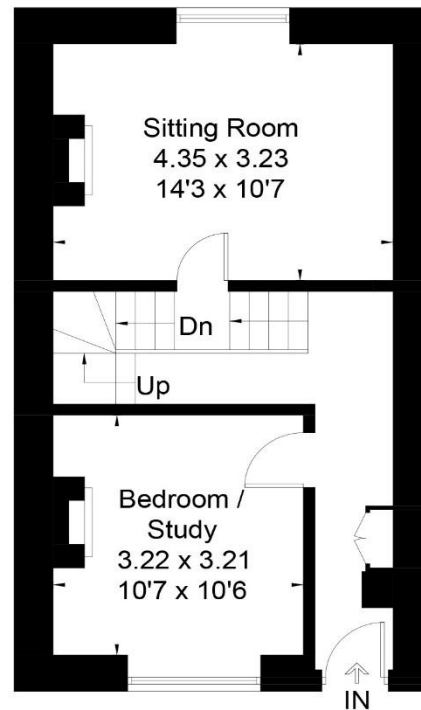


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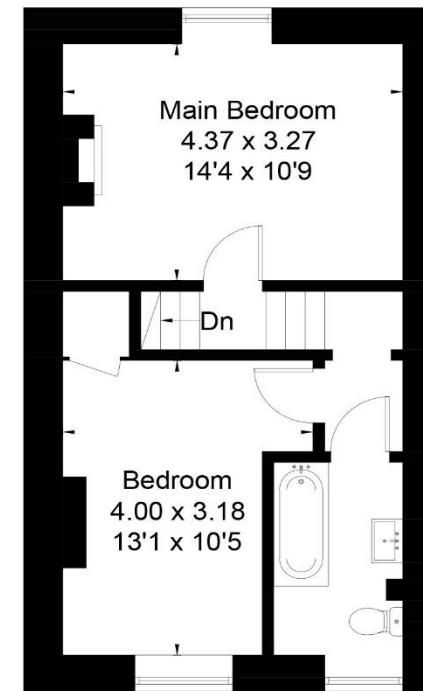
Approximate Floor Area = 126.0 sq m / 1356 sq ft



Lower Ground Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111120