
2 Bellevue Cottages, Cliftonwood
Guide Price £425,000
RICHARD
HARDING

2 Bellevue Cottages,

Cliftonwood, Bristol, BS8 4TG

RICHARD HARDING

A period stone fronted property, located along a private road in the sought-after area of Cliftonwood. This position is unusually quiet, whilst being within striking distance of Clifton Village, down to Hotwells and the Bristol Harbourside - being offered with no chain.

Key Features

- **Internally there are a number of retained original features, whilst still giving the opportunity for the next owner to add their own stamp. Outside there is a generous front garden that could be made into a combination of off-street parking/a sunny place to enjoy the open aspect.**
- **Located on a private road, giving a relatively peaceful environment whilst being within striking distance of the many amenities found in Clifton Village.**
- **917 sq. ft/85.1 sq. m of characterful space, giving the opportunity to add your own stamp and offered with no chain.**
- **A generous front garden located the other side of the road, providing the opportunity for off street parking/a sunny position to enjoy the open aspect.**



GROUND FLOOR:

APPROACH: the property is pavement fronted and situated opposite its main garden area, separated by a single carriageway road. The front garden is predominantly laid to lawn and enclosed by fencing, with mature borders and climbing plants. The garden enjoys attractive views towards QEH School and down towards Hotwells Road.

ENTRANCE HALLWAY/SITTING AREA: (**14'1" x 11'4"**) (**4.28m x 3.45m**) entered via an original timber front door. The original dividing wall between the hallway and sitting room has been removed to create an open-plan reception area. Features include an original timber sash window to the front elevation, chimney breast with working cast iron fireplace, original ceiling cornicing, carpeted flooring and door to understairs storage.

RECEPTION ROOM 2: (**11'1" x 10'8"**) (**3.39m x 3.24m**) located to the rear of the ground floor and featuring a chimney breast with original cast iron fireplace and marble-style surround. Built-in storage cupboard to the alcove and additional understairs storage. Glazed French doors open onto the rear courtyard garden.

KITCHEN: (**10'8" x 6'2"**) (**3.24m x 1.87m**) fitted with a range of wall and base units with laminated work surfaces incorporating an aluminium sink with drainer and chrome mixer tap. Space and plumbing for washing machine, space for electric oven and tall fridge/freezer. Quarry tiled flooring, glazed rear door and wide three-pane window to the side elevation.





FIRST FLOOR:

LANDING: staircase rising through the centre of the property to the first floor landing. Velux roof window providing natural light to the landing and stairwell, together with access to the roof space. Exposed timber flooring and useful storage cupboard.

BEDROOM 1: (**14'5 x 11'5"**) (**4.39m x 3.49m**) **a** spacious room extending the full width of the front of the property. Original sliding sash window to the front elevation, exposed timber flooring and original fireplace with stone surround. Built-in storage cupboard above the staircase, currently utilised as wardrobe space.







BEDROOM 2: (**11'0" x 8'6"**) (**3.36m x 2.60m**) located to the rear of the property with sliding sash window to the rear elevation. Carpeted flooring and glazed internal panels providing additional natural light to the landing.

BATHROOM/WC: fitted with a white suite comprising pedestal wash hand basin with separate hot and cold taps, panelled bath with period-style chrome mixer tap and shower attachment, and low level wc. Window to the side elevation and laminate flooring. Built-in storage cupboard housing the Worcester combination boiler.

OUTSIDE:

REAR GARDEN: courtyard-style patio immediately adjoining the rear of the property with six steps rising to a raised patio area, enclosed by neighbouring boundary walls and a stone wall to the rear.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

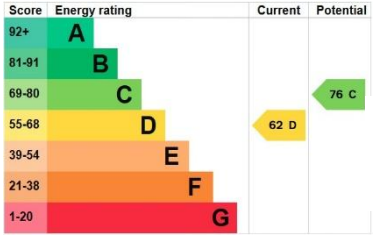
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: C

PLEASE NOTE:

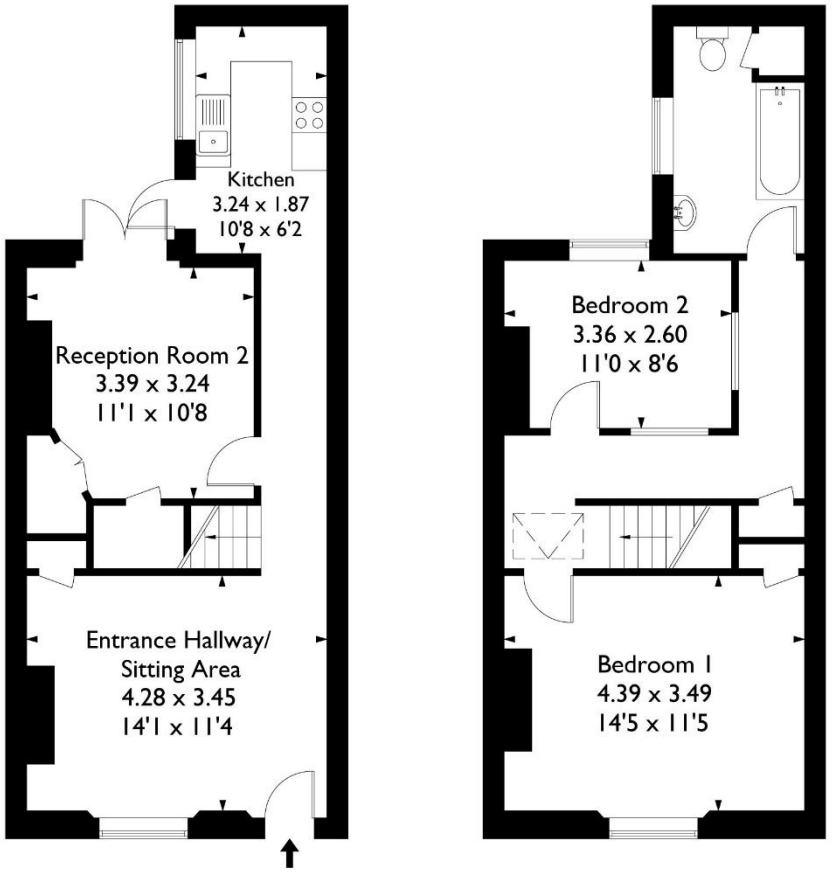
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for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

Bellevue Cottages, Clifton Wood, Bristol BS8 4TG

Approximate Gross Internal Area 82.60 sq m / 888.70 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.

The Property Ombudsman RICS

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