
42 Clifton Park Road, Clifton
Guide Price Range £1,150,000 - £1,250,000
RICHARD
HARDING



42 Clifton Park Road,

Clifton, Bristol, BS8 3HN

RICHARD HARDING

An incredible opportunity to renovate an elegant Victorian circa 1870s four storey semi-detached villa with 5/6 double bedrooms, 2/3 reception rooms, off-street parking, integral garage and east-west front and rear gardens. No onward chain.





Key Features

- **Requiring comprehensive refurbishment throughout, the property retains many of its original Victorian features.**
- **Situated on Clifton Park Road, a wide mostly Victorian quiet side street which provides superb access to local amenities with the Redgrave Theatre, Clifton College and Clifton Village just moments away.**
- **The property is not listed but is within the Clifton conservation area.**
- **Off-street parking to front, a large integral garage and situated within the CV (Clifton Village) residents parking scheme.**
- **Notable for an excellent westerly rear garden with generous proportions by Clifton standards.**
- **No onward chain making a prompt move possible.**





GROUND FLOOR

APPROACH: approached over the front garden through wrought iron pedestrian gate with central pathway intersecting the front garden and six stone steps up to two-panelled entrance door with brass door furniture, leading into:-

ENTRANCE VESTIBULE: a short vestibule with high ceiling and further obscured glazed wooden door into:-

RECEPTION HALL: central reception hall with turning staircase rising to the first floor and door below it leading to the lower ground floor. Obscured wood framed sash window to side elevation, radiator and a pair of opposing doors to reception rooms.

SITTING ROOM: (**16'2" x 12'9"**) (**4.94m x 3.88m**) bay fronted sitting room with angled window bay to front elevation with three wood framed sash windows, high ceilings, ornate ceiling mouldings, picture rail, disused fireplace with marble surround and lovely period tiled hearth, radiator.

DINING ROOM: (**14'2" x 13'2"**) (**4.32m x 4.02m**) wood framed sash window to rear elevation with working wooden shutters directly overlooking garden. High ceilings, ceiling mouldings, picture rail, disused fireplace with marble surround and lovely period tiled hearth, radiator on opposing wall.

KITCHEN: (**14'2" x 8'8"**) (**4.33m x 2.64m**) accessed via a short inner hallway intersecting the dining room and kitchen, wood framed sash window to rear elevation directly overlooking garden, high ceilings with ceiling mouldings, roll edged worksurfaces, stainless steel sink with swan neck mixer tap, eye and undercounter units, 4 ring gas hob with extractor hood over, double electric oven, space for freestanding fridge/freezer, radiator, and service hatch with wall tiling back through to the adjacent dining room.

Agents Note: The kitchen, inner hall and dining room are only separated by stud walling and clearly would have been one room with continuous coving still intact and could easily be opened up.

BUTLER'S PANTRY: positioned under the staircase before the stairs to the basement, a butler's pantry with wooden shelving and drawers.

FIRST FLOOR

LANDING: turning staircase rises to a generally square shaped landing with four doors leading from it and further staircase rising to the second floor.

BEDROOM 1: (**14'2" x 12'10"**) (**4.32m x 3.92m**) wood framed sash windows to front elevation with pleasant street scene views, high ceilings, ceiling mouldings, picture rail, a pair of radiators either side of the window and internal door through to:-

Walk-In Wardrobe: long walk-in wardrobe with built-in clothes rail.

BEDROOM 4: (**14'2" x 11'9"**) (**4.32m x 3.57m**) wood framed sash window to rear elevation directly overlooking garden, high ceilings continue with simple celling mouldings, polished wooden flooring and a radiator.

BEDROOM 5: (**14'1" x 10'4"**) (**4.29m x 3.15m**) wood framed sash windows to rear elevation directly overlooking garden, high ceilings continue, built-in cupboards and a radiator.

BATHROOM/WC: dual aspect room with obscured wood framed sash windows to front and side elevations, bath with mixer tap and hose attachment, heated towel rail, hand basin set into tiled vanity unit, tiled wall to half wall height, shaving point, wc and a radiator.

SECOND FLOOR

LANDING: turning staircase rising to second floor with built-in book shelving on the half landing.

BEDROOM 2: (**17'0" x 14'3"**) (**5.19m x 4.35m**) wood framed sash window to rear elevation directly overlooking garden, 2.33m ceiling height with shallow eaves to sides, radiator on opposing wall, substantial built-in cupboard and loft access hatch.

STOREROOM: wood framed sash window to rear elevation overlooking garden, presently unused; this room would likely be used as a larger bathroom or additional study.

SHOWER ROOM/WC: wood framed sash window to front elevation, corner shower cubicle, partially tiled walls, close coupled wc, pedestal hand basin with hot water heater tap and heated towel rail.

BEDROOM 3: (**16'9" x 13'4"**) (**5.11m x 4.06m**) wood framed sash windows to front elevation with street scene views with similar head height proportions to bedroom 2, radiator and a cupboard providing substantial built-in storage.







LOWER GROUND FLOOR

HALLWAY: tiled flooring, water supply, space and plumbing for further appliances, gas meter and side pedestrian entrance.

Understairs Cupboard: useful lockable understairs storage cupboard.

RECEPTION ROOM/BEDROOM 6: (**21'9" x 13'8"**) (**6.63m x 4.16m**) a flexible room with generous ceiling height, direct pedestrian access via glazed door onto garden. A substantial built-in walk-in storeroom with shelving. Radiator and access to two side rooms.

SHOWER ROOM/WC: shower cubicle, close coupled wc, hand basin, shaving point, obscured side window, radiator and wall heater.

UTILITY ROOM: (**8'9" x 6'1"**) (**2.66m x 1.85m**) wood framed sash window to side elevation, tiled walls, units with roll edged worksurfaces, stainless steel sink with mixer tap and drainer, tiled flooring, radiator and space for two white good undercounter appliances.

STOREROOM: walk-in storeroom with wall mounted meter unit and small outside window.

GARAGE: (**15'11" x 12'7"**) (**4.84m x 3.83m**) roller door entrance 2.24m wide and 2.20m high, the garage then widens and includes power, lighting, concrete hardstanding and internal breezeblock constructed plant room housing the boiler.

OUTSIDE

FRONT GARDEN: an easterly facing front garden is primarily two lawns interested by a path and a front driveway gently sloping down to the garage. The side access is wide and provides a small undercroft below the stairs to the front door. Storage cupboard beneath stairs to front door. Side access to the basement and outside tap, this then opens onto a generous rear garden.

REAR GARDEN: (**47'3" x 30'1"**) (**14.39m x 9.16m**) a westerly facing lawned rear garden with a pair of mature fruit trees, a bay tree and mature shrubs with timber and stone fenced borders. A shallow patio abuts the property and a further entrance is found into the basement from this area.

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: G

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.





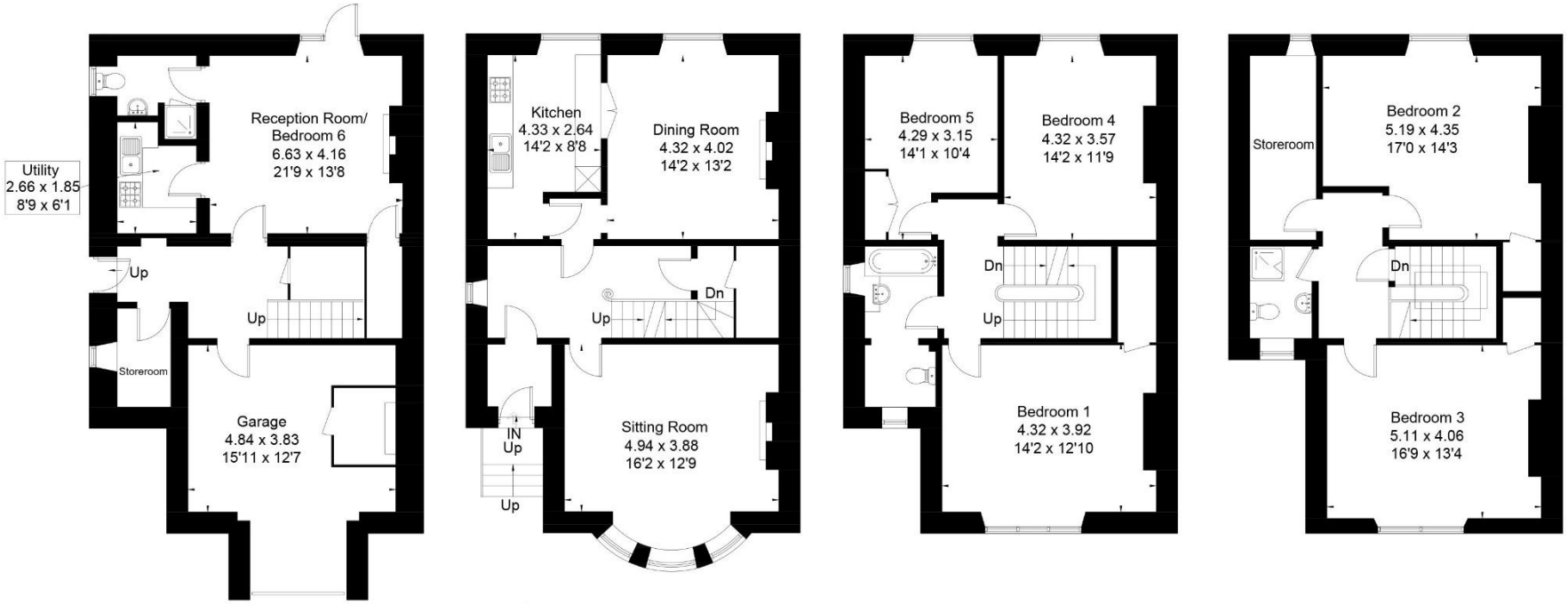






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Approximate Floor Area = 279.5 sq m / 3007 sq ft



Lower Ground Floor | Ground Floor | First Floor | Second Floor

This floor plan has been drawn in accordance with RICS Code of Measuring Practice 6th edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #117032

The Property Ombudsman RICS®

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