



34 KINGSDOWN PARADE, BRISTOL, BS6 5UF

34 KINGSDOWN PARADE, KINGSDOWN, BRISTOL, BS6 5UF

An exciting opportunity to renovate a grade II listed double fronted late Georgian town house on Kingsdown Parade, with the added benefits of a single garage, some stunning outlooks over Bristol and beyond, a particularly well proportioned private garden, with a southerly aspect, and a quiet location within close proximity to the City Centre, Park Street and the Clifton Triangle. The subject property is offered for sale with no onward chain.

SUMMARY OF ACCOMMODATION

This particularly light property boasts some stunning room proportions, period features and offers any incoming purchaser the opportunity to put their own stamp on this lovely townhouse. Accommodation is arranged over five floors and includes; A large open plan kitchen/living/dining/space, downstairs WC and shower, utility room, two storage vaults and further vaults to the front of the house all on the lower ground floor. The ground floor consists of two elegant reception rooms which are open to each other via double doors, a study room and a tv snug with a shower room of it. The first floor starts to enjoy the lovely cityscape views from the rear of the property and consists of the master bedroom with a ensuite shower room and a further double bedroom. The second floor offers two more double bedrooms served by a shower room and the top floor offers a further double bedroom.

Outside the property offers the aforementioned garden, which is larger than average garden for the area, with a southerly aspect. The garden is mainly laid to lawn with flower beds or borders and a paved patio immediately to the rear of the house. There is a large garden shed offering useful storage and access via a small flight of stairs to the single garage belonging to the house. Vehicular access can be gained via Somerset Street, which sits below Kingsdown Parade.

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

OTHER INFORMATION

Tenure - Freehold (This should be checked by your legal advisor)
Services - All mains services
Local authority - Bristol City Council
Council tax band - G (£3,717.28 - 22-23)
Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol

LOCATION

Kingsdown is a unique suburb of Bristol and the local residents enjoy a great sense of community. Kingsdown Parade is a sought after residential address within this popular area, which is renowned for some stunning examples of Georgian and Victorian architecture including the terrace of which the subject property forms part. There are many local amenities within a quarter of a mile of the property. It is extremely convenient for access to Bristol University, University Hospitals, the City Centre and Clifton. The area is particularly well served for schooling in both state and private sectors, including Cotham Gardens Primary School, Cotham School BGS and QEH which are all within walking distance. Other schools including Clifton College, Clifton High School, Redmaids and Badminton are all within easy driving distance.

Approx. Gross Internal Area
 3114.70 Sq.Ft - 289.40 Sq.M
 Garage Area
 224.0 Sq.Ft - 20.80 Sq.M
 Vault Area
 116.25 Sq.Ft - 10.80 Sq.M
 Total Area
 3454.95 Sq.Ft - 321.0 Sq.M



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.



ESTATE AGENTS
28 Princess Victoria, Clifton, Bristol
BS8 4BU

Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

