



SARAH CLARK
PROPERTY CONSULTANTS

3 |
HILLSIDE, BRISTOL, BS8 4TD

This is an amazing property just waiting for a new owner to put their own stamp on it and modernise to their personal taste. Set in Hillside just off the iconic Constitution Hill and with an amazing view of Cabot Tower and Brandon Hill this is a very exciting project. Brought to the market for the first time in 57 years this well loved home is just looking for a new family to bring it up-to-date.

Set over four storeys this house delivers flexible accommodation throughout and benefits from a lovely view of Cabot Tower and Brandon Hill from each room to the front.

Take the steps up to the main entrance and enter a somewhat interesting layout within. From the hall floor you can also take the steps down to the basement this is currently arranged as workroom to the front and bedroom area to the rear and separate wc. With some remodelling this could be transformed into a guest suite, children's play area or home study.

On the hall floor the accommodation consists of a comfortable sitting room with original cornicing, a decorative fireplace and then a doorway leading to a corridor to the rear of the house with utility area, large double bedroom and bathroom. There is access from the bedroom and utility to the rear garden.

On the first floor to the front is another very pretty sitting room with decorative fireplace, coving and door to large storage cupboard. To the rear is a good sized kitchen and dining room with access onto a roof terrace and steps to the rear garden.

On the top floor the views to the front across Bristol to Cabot Tower are stunning and the accommodation consists of two good sized double bedrooms and another bathroom.

Outside to the front is a small front garden and to the rear a private paved garden with terraced areas and mature shrubs.

Freehold
EPC = E
Council Tax = E



Features

- Four Storey House
- Flexible Accommodation
- Clifton Location
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Private Rear Garden
- In need of Modernisation



Basement Reception

10'10" x 13'5" (3.32 x 4.10)

Hall Floor Reception

11'9" x 13'5" (3.59 x 4.10)

Hall Floor Bedroom

9'5" x 12'5" (2.89 x 3.81)

Hall Floor Kitchen

5'7" x 7'0" (1.72 x 2.15)

First Floor Reception

15'1" x 13'1" (4.61 x 4.00)

First Floor Kitchen/Diner

15'1" x 11'4" (4.61 x 3.47)

Second Floor Bedroom

15'2" x 13'6" (4.64 x 4.12)

Second Floor Bedroom Rear

9'10" x 11'6" (3.02 x 3.52)



TENURE FREEHOLD



Lower Ground Floor
Area: 26.3 m² ... 283 ft²

Ground Floor
Area: 61.0 m² ... 656 ft²

First Floor
Area: 48.7 m² ... 524 ft²

Second Floor
Area: 48.7 m² ... 524 ft²

Total Area: 184.6 m² ... 1987 ft² (excluding flat roof)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
www.inovusproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(1-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		82	41

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(65-68) D			
(59-54) E			
(51-39) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.