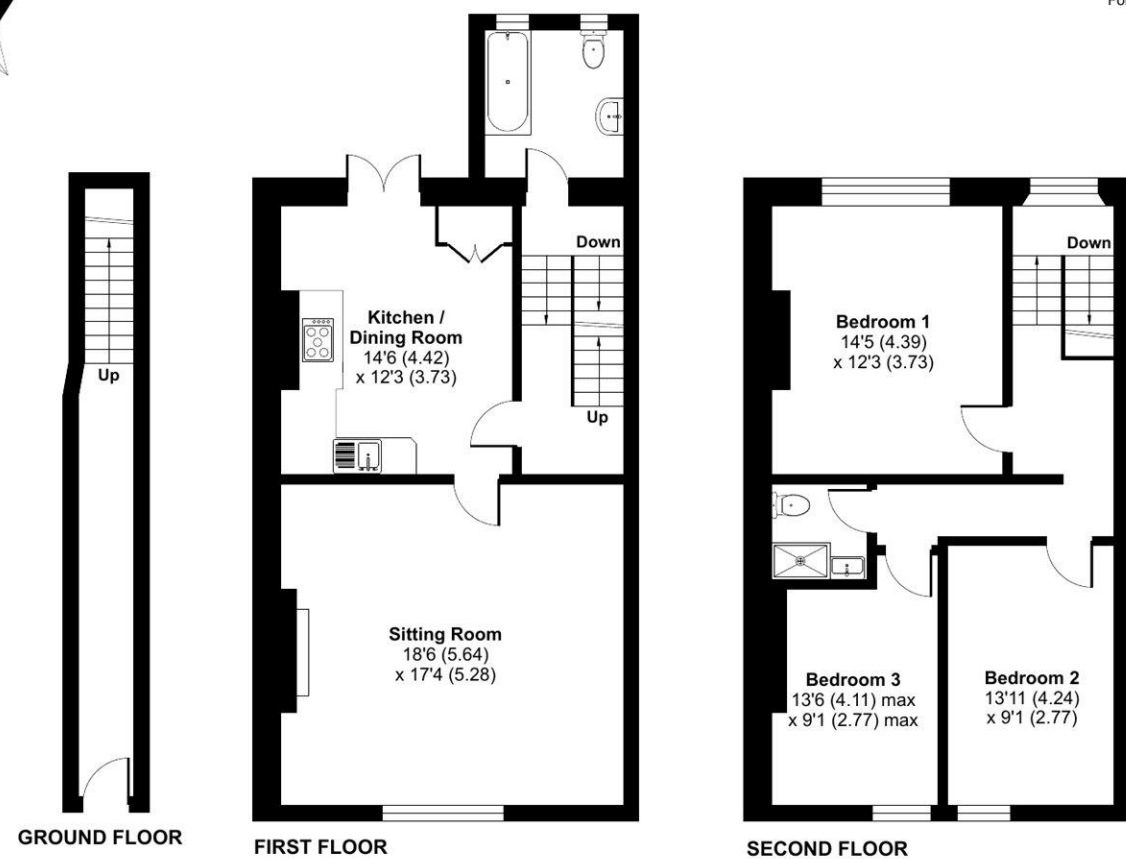


Alma Vale Road, Bristol, BS8

Approximate Area = 1362 sq ft / 126.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stanton Homes Ltd t/a Howard. REF: 1081203

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Agent Note : 1. During the process of agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements. This is to comply with Anti Money Laundering Regulations. 2. An Energy Performance Certificate is a legal requirement when selling or renting a property. A minimum E rating is required should you be buying the property to rent out. 3. Please be aware a wide-angle lens may have been used for some photographs. 4. Testing of services, heating systems, appliances or installations referred to in these particulars has not taken place and no guarantee can be given that these are in working order. 5. Whilst every effort is made to produce accurate and reliable sales details, 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. Floor plans 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. Compass bearings/garden aspect should also be checked. 7. Any potential buyer is responsible for verifying any alterations to the property relating to consents, building/planning, listed buildings or change of use. 8. Areas of first priority (AFP) for schools do change regularly. Please be aware if a property is located within an AFP this does not guarantee schooling for resident children. Enquiries should be made of the local authority to confirm your position.

w: www.howard-homes.co.uk
t: 0117 9238238
e: hello@howard-homes.co.uk

If you are looking to buy, sell or let a property, please be in touch to arrange a free market appraisal.



HOWARD

Alma Vale Road, Bristol, BS8

- An exquisite three bedroom Clifton home.
- Beautiful private walled garden and balcony.
- Spacious Living room and Kitchen/dining room.
- Bathroom & Shower Room.
- Excellent central Clifton location.
- Well placed for Clifton down Railway Station.
- Viewing is highly recommended.

Guide Price £675,000

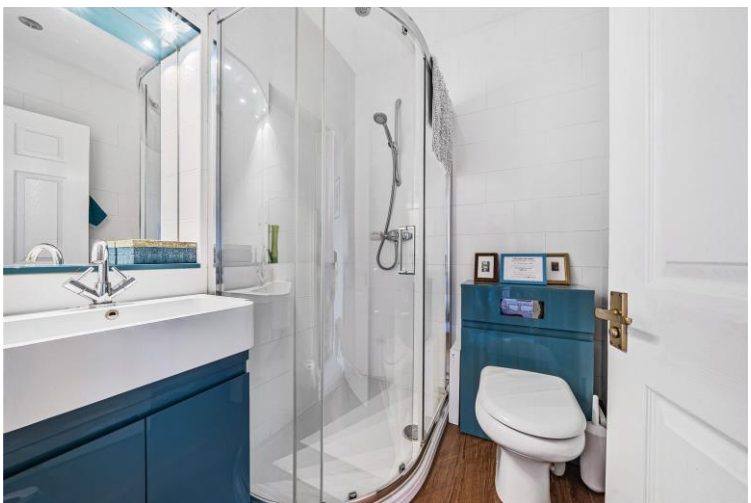
Leasehold

EPC Rating C



Vendor Comment:

We have enjoyed living here for 25 years and value the convenient situation, with the amenities of Whiteladies Road and Clifton Village within easy walking distance and the open space of the Downs a short stroll away. The house is light and airy with big windows and high ceilings. The quiet office below is closed in the evenings and at weekends so, effectively, we have no downstairs neighbours apart from during working hours. We like the flexibility of the living area which feels open-plan, but has the option to close the door between living room and kitchen when needed. We find the house is very economical to heat, normally just heating the living room and kitchen as the rest of the house stays warm. We enjoy the garden and sitting out on the balcony in the summer evening sun is a real pleasure.



Front opens into Entrance hall with stairs rising to the first-floor landing.

Half Landing With access into the bathroom.

Bathroom Two windows to the rear elevation, bath with shower attachment, wash hand basin and wc. Plumbing for washing machine.

Stairs rise to the first floor landing.

Kitchen/Dining Room A spacious room with French doors leading out to the balcony and private rear garden. Individually designed kitchen with ample wooden work surface, gas hob with extractor hood over, space for fridge freezer, open shelving, wood floor and double oven including microwave, coved ceiling.

Living Room Large window to the front elevation with plenty of daylight. Period fireplace and original coved ceiling.

Stairs rise to the second floor landing.

Bedroom 1 Window to the rear elevation.

Bedroom 2 Window to the front elevation.

Shower Room With wash hand basin, shower cubicle and wc.

Bedroom 3 Window to the front elevation.

Outside Balcony with steps leading to a beautiful private rear garden which extends away from the property. Flower borders, lawns, fence and stone built boundary wall.

Solar panels are a great bonus to the property.

Ground Rent – None

Tenure – It is understood that the property is leasehold for the remainder of a **1000** year lease which commenced in 1997.

Council Tax – Band C

Potential Rental Income – £1,600