311 Hotwell Road, Hotwells, Bristol, BS8 4NQ

£700,000

Hollis Morgan - A stunning fully renovated four story (1970 Sq ft) Georgian home with generous south facing rear garden.

- Grade II Listed
- Fully Renovated
- Basement
- Four Bedrooms
- Gas Central Heating
- Rear Garden with Access
- Utility Area
- Hotwells Primary
- No Onward Chain

The Property
311 Hotwells Road is a handsome Grade II Listed, terraced property conveniently situated within a short walk to the city centre and neighbouring countryside.
This elegant four-bedroom period house has recently been extensively refurbished keeping many original features including panelled shutters, dog leg staircase, moulded ceilings, and original fireplaces, offering versatile accommodation over 4 floors.

The front door opens into an attractive and welcoming hallway leading on to 2 reception rooms and a shaker style kitchen with vaulted ceilings, sink/drainer, base units, granite work surfaces and integrated appliances.
On the first floor, the Master bedroom offers a generous space and incorporates a beautifully appointed shower room with WC and wash basin. To the rear abuts a modern family bathroom fitted with bath with shower above and WC.
On the top floor, Bedrooms 2 & 3 are equally spacious and offer pleasant outlooks over the neighbouring properties.
The Lower Ground Floor with charming original flag stone flooring throughout completes the accommodation and, again, offers space and flexibility in bedroom four and a further reception room, not to mention the utility room with WC and additional bathroom/boiler area.
To the outside a secluded landscaped garden with patio area can be found which has the added benefit of rear access.

For a full list of renovation works, please refer to agent.

Location
Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

With its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

Further Information
Tenure: Leasehold (2000 years from 1917)
Council Tax Band: E

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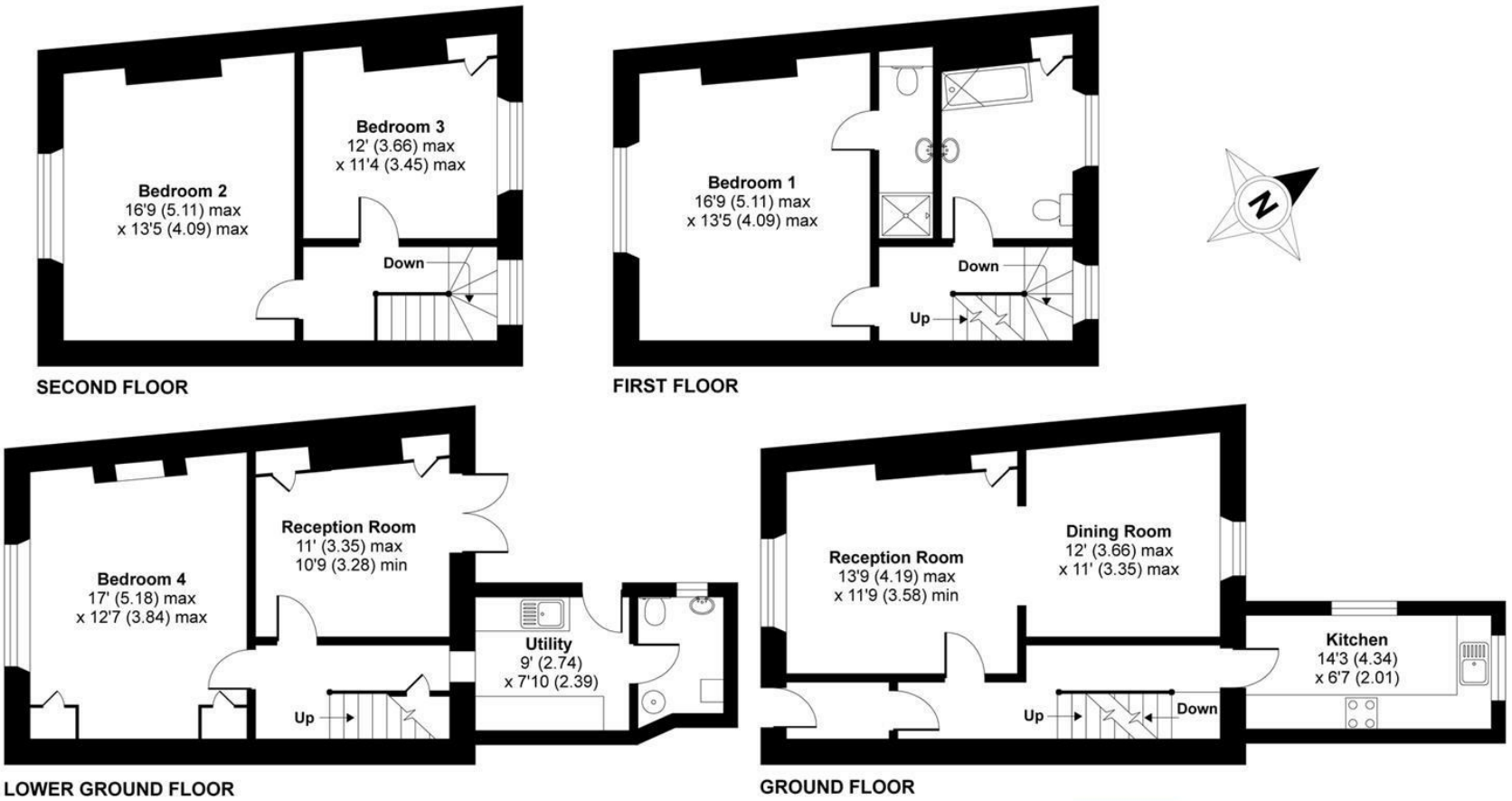
Hotwell Road, Bristol, BS8

Approximate Area = 1917 sq ft / 178 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 782514

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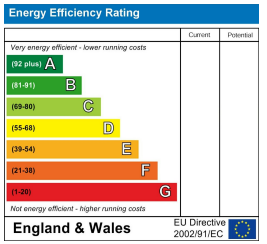

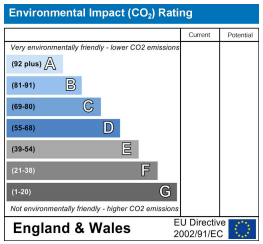

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

hollis
morgan