311 Hotwell Road, Hotwells, Bristol, BS8 4NQ

Offers In Excess Of £675,000

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

- Grade II Listed
- 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 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.

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

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

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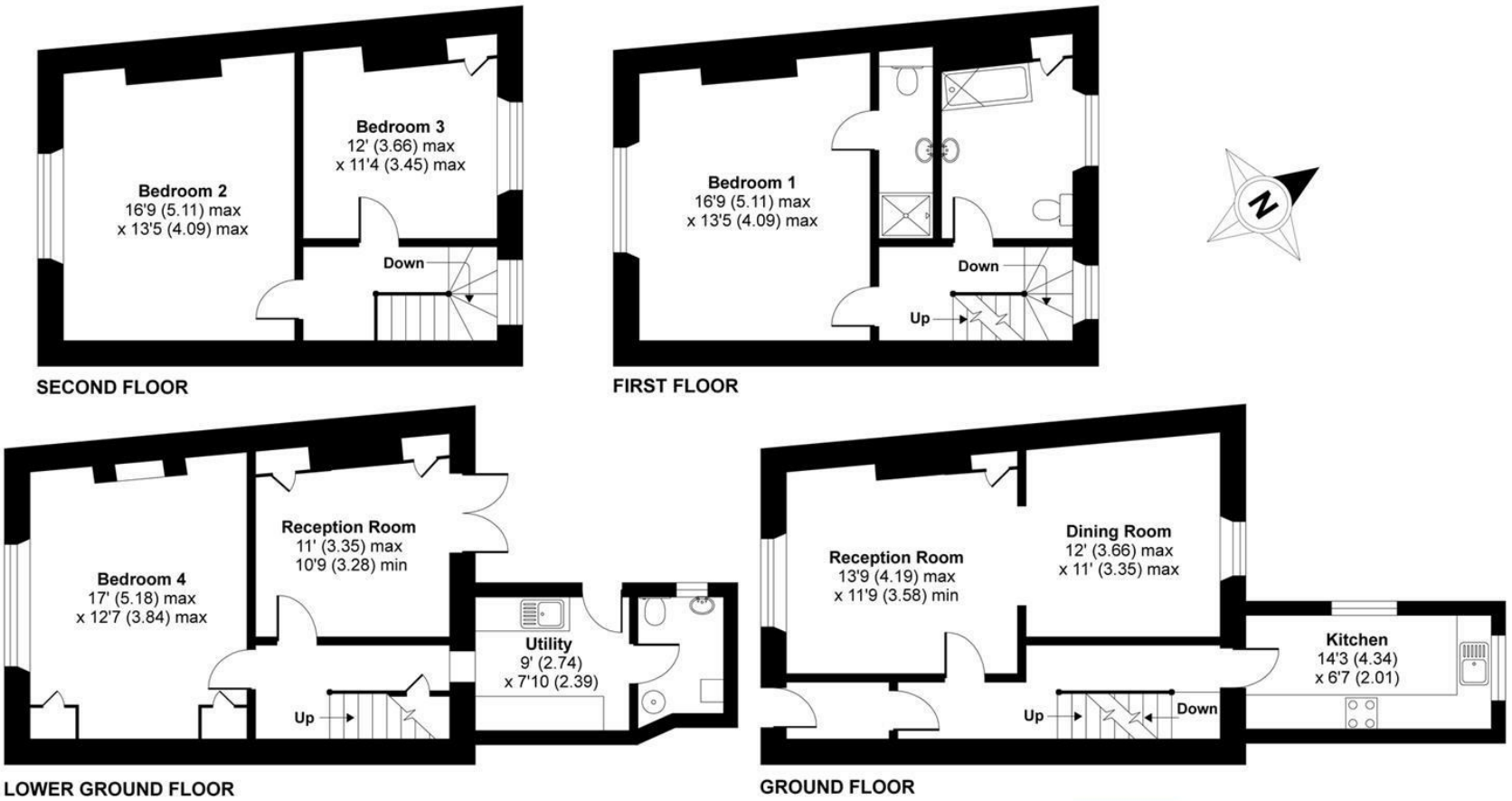
Approximate Area = 1917 sq ft / 178 sq m

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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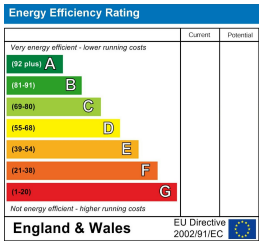

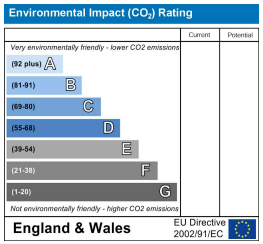

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