

# 79 PRINCESS VICTORIA STREET

CLIFTON, BRISTOL, BS8 4DD



savills





*A modern townhouse in the  
heart of Clifton Village*

## 79 PRINCESS VICTORIA STREET

CLIFTON, BRISTOL, BS8 4DD

Reception hall

Kitchen/breakfast room

Utility, cloakroom and store

Open plan living/dining room with gallery

Master bedroom suite

Guest bedroom suite

Two further bedrooms and a family bathroom

Integrated garage and residents parking

EPC Rating = C







## DESCRIPTION

A modern townhouse constructed circa 2004, beautifully maintained and with more recent enhancements. The property enjoys four storey accommodation with a landscaped and mature courtyard garden with a sunny orientation and an integrated garage. Contemporary in design and with a modern pallet. There are quality floor coverings, a John Lewis of Hungerford kitchen and contemporary and modern shower rooms and a family bathroom.

The reception hall has a solid front door with double glazed top lights, a quality travertine floor which extends through to the kitchen/breakfast room and a rising staircase to the first floor. There is an under stairs cupboard and a cloakroom. The kitchen/breakfast room is well appointed with a polished granite work surface for the central island, there is a twin bowl sink and a variety

of integrated appliances including an electric hob with extractor over, oven, microwave, fridge/freezer and dishwasher. A full length glazed door with windows extends to the gallery above and overlooks the landscaped garden which is fully enclosed and enjoys a south facing orientation. The utility has the prerequisite plumbing for a washing machine and a further inset sink. The first floor includes an open plan living/dining room with views to front and rear. The dining area has a full length window with an attractive window box. There are blinds installed throughout the principal areas. An engineered oak floor extends through to the living area which features the aforementioned gallery and overlooks the rear elevation. There are fitted recesses with shelves, a feature gas stove and a media recess. The half landing has a window

over the front elevation and on the next level, the master bedroom includes built in wardrobes and its own dedicated en suite shower room. The adjacent bedroom also has an en suite shower room and there are two further bedrooms on the top floor, served by a family bathroom. A roof terrace is accessed from bedroom four and has space for a buffet table and overlooks the street. There is an integrated garage with an electrically operated door with residents parking in front.

The courtyard garden has a southerly orientation and enjoys excellent privacy with high stone walls, a reclaimed slate floor and raised borders with a variety of evergreens, a Wisteria and Bamboo.

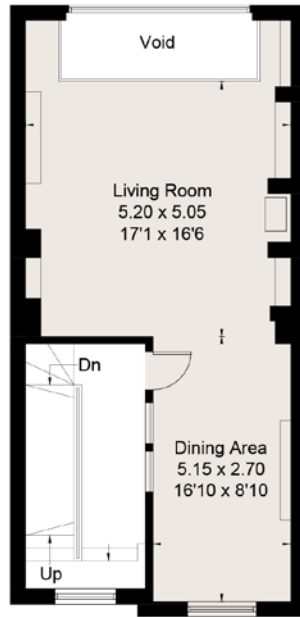
## 79 PRINCESS VICTORIA STREET

Approximate Gross Internal Area:  
Main House: 191.5 sq m / 2061 sq ft (Excluding Void / Courtyard)  
Garage = 14 sq m / 151 sq ft  
Total = 205.5 sq m / 2212 sq ft

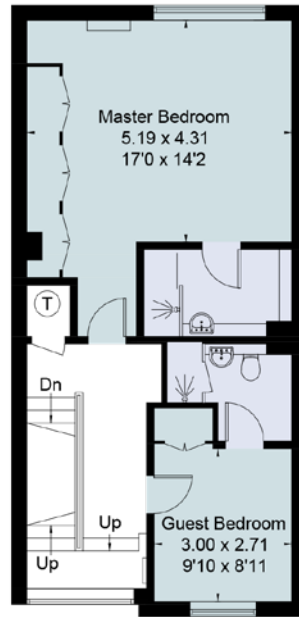
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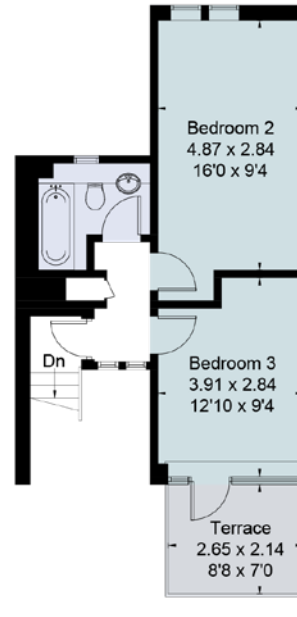
Ground Floor



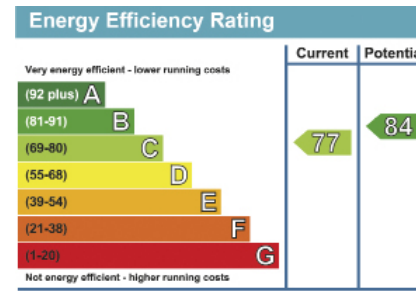
First Floor



Second Floor



Third Floor



## SITUATION

A popular address in the heart of Clifton Village and with all the amenity including supermarkets, restaurants, boutiques and bars. Clifton lies to the North West of the commercial centre and on the cusp of Clifton Downs and the historic Avon Gorge. There are many enjoyable walks and trails available over the Downs and to the west, Leigh Woods and the Ashton Court Estate. Clifton has a number of schools, state and independent as well as institutions including the BRI, University and Royal West of England Academy. For commuting there are good links to the motorway networks M32, M4 and M5 and rail services are available from Bristol Temple Meads to a number of cities nationwide.

## AGENTS COMMENT

The perfect townhouse that covers a wide demographic.



## IMPORTANT NOTICE:

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