



A modern townhouse in the heart of Clifton Village.

Princess Victoria Street, Bristol, BS8

£1,350,000 Freehold



Reception hall and galleried landings • Cloakroom • Open plan kitchen/dining room • Sitting room and study • Principal bedroom suite • Guest bedroom suite • Two further bedrooms and a family bathroom • Integrated garage • South facing garden and studio • Balcony and roof terrace

About this property

A modern townhouse constructed by Swan Hill circa 2004 and providing four storey, four bedroom family accommodation. Built to exacting standards and with rendered elevations, the property has the benefit of generous outside space including a balcony and roof terrace, a south facing garden and of particular note, a studio which offers a myriad of prospects. The palette is contemporary and with some neutral tones and there are double glazed picture windows and doors providing a bright interior. The integrated garage offers dedicated car parking and there is also an active residents parking scheme.

Approached via the reception hall there is a solid timber staircase with glass balustrading, windows and top lights bathe the circulation area in light. A travertine tiled floor extends through to the cloakroom and beyond to the open plan kitchen/dining room. There are bifold doors to the level garden. Within the kitchen there are a range of quality wall and base units with polished granite work surfaces, a breakfast bar and a myriad of integrated appliances. In addition the range cooker and the Fisher & Paykel fridge freezer are included and the Miele wine fridge is available by spate negotiation. On the first floor the sitting room has full length doors and windows opening on to the elevated balcony enjoying a sunny orientation. One elevation includes built in media units which incorporated a flat screen TV and AV equipment is available by separate negotiation. Ceiling speakers are strategically

placed in the principle rooms enable an easy connection to a wireless Sonos system. The study adjacent is equally well appointed with an extensive array of built in cupboards and shelves with a picture window over the front elevation. The upper floors are dedicated to four good sized bedrooms. The principal bedroom includes built in wardrobes, a picture window and air conditioning. There is a modern and tasteful en suite shower room with a double width shower, Drench shower head and bespoke basin. The guest bedroom also features a fitted wardrobe and en suite shower room. The two remaining bedrooms on the top floor enjoy pleasant access to front and rear, the former has the benefit of a roof terrace. These are served by the comprehensive family bathroom with a white suite as well as a double width shower. There is a useful shelved cupboard and a further storage unit into the recess on the landing.

There is an integrated garage with an electrically operated sectional door which provides dedicated parking as well as the aforementioned residents parking scheme within Princess Victoria Street. The rear garden is fully enclosed with a flag stone tiled floor and there is a useful store cupboard and outside heaters whilst the studio provides dedicated live/work opportunities and is adaptable for an office or gym with a shower room adjacent.

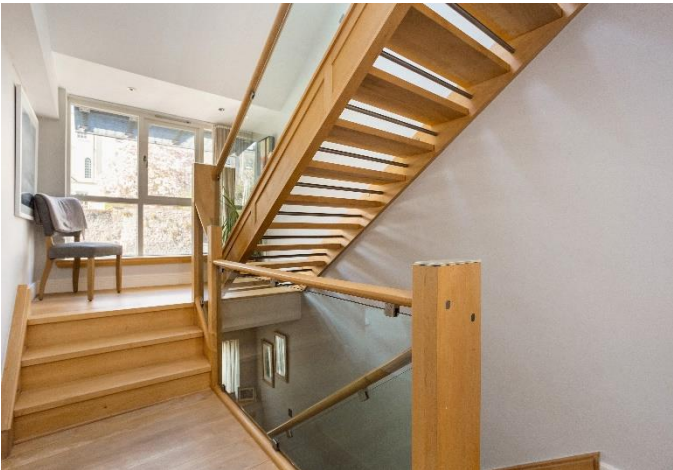
Tenure

Freehold

Local Authority

Bristol City Council





Approximate Area = 200.5 sq m / 2158 sq ft (Excluding Void)

Garage = 15.7 sq m / 169 sq ft

Outbuilding = 19.1 sq m / 205 sq ft

Total = 235.3 sq m / 2532 sq ft

Including Limited Use Area (1 sq m / 11 sq ft)

For identification only. Not to scale.

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Local Information

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.

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Telephone: +44 (0) 117 933 5800.



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 83 |
| (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 | |

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