



A modern townhouse with garaging, garden and roof terrace.

Lower Clifton Hill, Clifton, Bristol, BS8

£815,000 Freehold

savills

Open-plan kitchen/dining/sitting room • 4 double bedrooms • Family bathroom and two en suites • Westerly facing rear garden & roof terrace • Integral garage • City views including the impressive QEH school • Recently re-decorated and new carpets throughout • Easy access to Clifton Village (0.5 miles), Park Street (0.4 miles and the floating harbour (0.7 miles)

About this property

An immaculately presented contemporary townhouse offering light and bright accommodation of 4 double bedrooms, 3 bathrooms, open plan kitchen/living area, enclosed garden, roof terrace and an integral garage.

The ground floor entrance hall provides access to the integral garage with electronically operated up and over door, extensive in-built storage including the Worcester boiler, power, light and central vacuum collection point. Beyond is a generous double bedroom with en suite shower room including low-level WC and wash hand basin. A useful storage cupboard is found beneath the staircase.

The open plan and dual aspect kitchen/sitting room is situated on the first floor and is the heart of the home. Juliet balconies at the front elevation take in ample natural light and provide a pretty outlook over QEH. The well-appointed kitchen is complete with base units, granite work surfaces, built in Bosch gas hob with extractor above, electric cooker and microwave, 1½ bowl stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and built in dishwasher. A central island provides further work surface and storage space. A door opens out onto the enclosed

rear garden, with steps down to a level patio.

Across the upper floors are three further double bedrooms including the principal suite with in-built wardrobes and en suite shower room. The family bathroom is located on the second floor. The top floor bedroom provides access to the south-east facing roof terrace, which enjoys sun throughout much of the day.

At the rear, a low-maintenance and west-facing enclosed garden is the perfect place to enjoy the afternoon/evening sun. Enclosed by fencing and stoned boundaries, with ample space for alfresco dining.

Tenure

Freehold

Local Authority

Bristol City Council

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.





Approximate Area = 134.6 sq m / 1449 sq ft
Garage = 12.8 sq m / 138 sq ft
Total = 147.4 sq m / 1587 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)
For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

A highly desirable location ideally placed close to the amenities of the Triangle, Park Street and Clifton Village with an array of coffee shops, restaurants and supermarkets. The open space of Brandon Hill is just 0.4 miles away. Venture a little further and you will find Bristol's floating harbour (0.7 miles) with sporting activities, Brunel's SS Great Britain and many restaurants. The property overlooks QEH and is close to Clifton College and Clifton High School campuses, with easy access to other well regarded schools and Bristol University. There is good access to the arterial roads serving Bristol's commercial centre and indeed the motorway networks, and Clifton Down station provides a satellite link to Bristol Temple Meads train station.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	85
(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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