

CAMBRIDGE HOUSE

CLIFTON • BRISTOL



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13 MANILLA ROAD • CLIFTON
BRISTOL • BS8 4EB

*An Exceptional Victorian Townhouse with
parking and gardens.*

Drawing room • Dining room • Kitchen • Utility room

6 bedrooms • 2 bathrooms

Cellar • Rear gardens • Parking

M5 (J19) 5.4 miles • Clifton Village 0.3 miles

Temple Meads 3.2 miles • Cabot Circus 2.1 miles

Bristol Airport 8.0 miles • Cribbs Causeway 6.6 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation



The property is within easy level walking distance of Clifton Village with its range of shops, banks, restaurants and other services, while Whiteladies Road is approximately a mile in the opposite direction.



Bristol Old Vic, Bristol Hippodrome and Colston Hall can all be found in the City Centre.



Pleasant walks can be found at Ashton Court.



Manilla Road is well positioned for schools with Clifton College, Clifton High School and Christchurch Primary School, Queen Elizabeth Hospital, Bristol Grammar School, Badminton School and Redland High School for Girls are all within a short distance.



There are 2 railway stations (Bristol Temple Meads and Bristol Parkway) that provide fast and regular services to London Paddington and further links to the railway network.

For Sale Freehold

Cambridge House is a beautiful example of a Victorian town house found within this quiet residential Clifton location.

With a generous and flexible footprint, this fine home offers an abundance of reception space to entertain. To the front elevation a superb bay fronted drawing room enjoys delightful period features including its sash windows and corning complemented with its superb feature fireplace with elegant gas insert, creating a perfect room in which to entertain or simply to relax.

To the rear a separate dining room enjoys engineered oak flooring, a feature throughout much of the ground floor and a delightful open fireplace with slate stone hearth. The two sash windows overlook the pretty rear gardens and this room flows beautifully to a separate kitchen boasting integrated appliances including a "Rangemaster" cooking range, "NEFF" dishwasher and "NEFF" microwave whilst blending granite work surfaces and solid wood central island. The kitchen also benefits from a separate utility with plumbing for all the necessary white goods with an abundance of storage, Belfast sink and wall mounted "Worcester" boiler. Completing the accommodation on the ground floor is a guest WC and cloakroom.

The first floor boasts three consistently proportioned large bedrooms to the front and rear serviced by a generous family bathroom with roll top bath and luxury oversize shower.

Adding to the versatility of this spacious family home, a cellar accessed from the rear garden occupies much of the footprint of the house boasting a wealth of storage.

Gardens and Grounds

To the rear an attractive and level garden blends lawn and established shrubbery made private with a stone wall surround and useful gate opening to Grange Road.

Parking

To the front of the property there is parking for two vehicles.

Services

All mains services connected. Gas fired central heating.

Fixtures and Fittings

All items in the nature of fixtures and fittings described in the particulars are included in this sale and all other such items are specifically excluded.

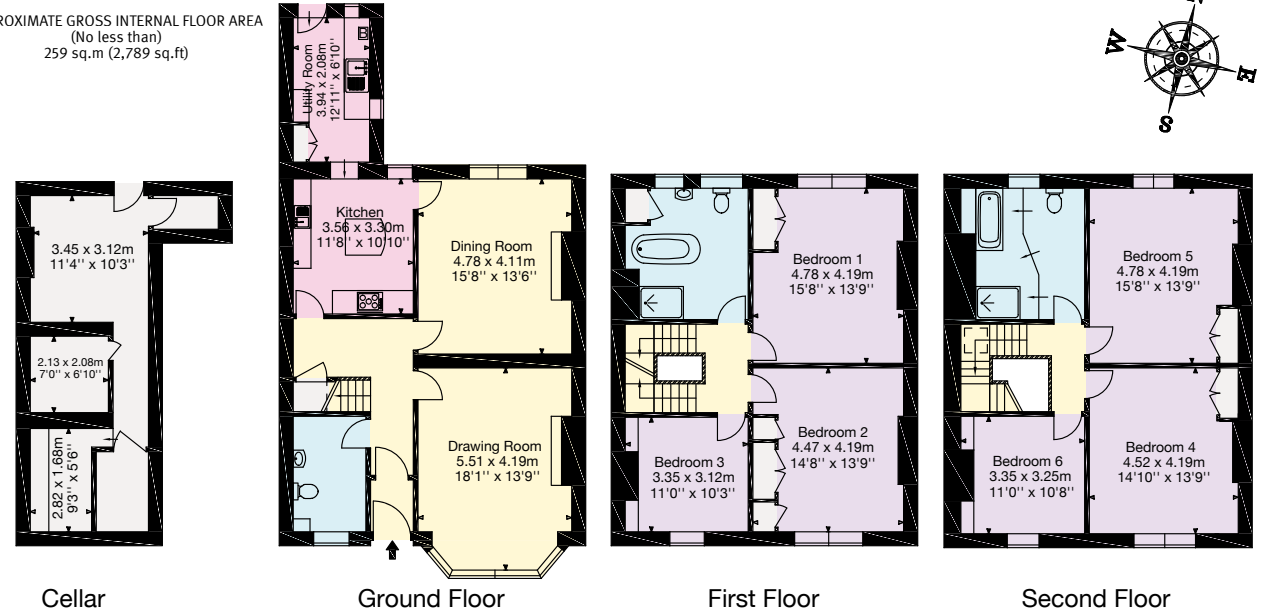
Local Authority

Bristol City Council Tel: 0117 922 2000

Viewing

Strictly by prior appointment with agents, Knight Frank, Bristol.
Tel: 0117 317 1999.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
259 sq.m (2,789 sq.ft)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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