



20 BEAUFORT ROAD,  
CLIFTON, BS8 2JY

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**GOODMAN  
& LILLEY**



BEAUFORT ROAD, CLIFTON - A CHARMING LOCATION IN THE HEART OF BRISTOL. THIS DELIGHTFUL PERIOD GARDEN APARTMENT BOASTS WELL MAINTAINED ACCOMMODATION, OFFERING A TOUCH OF ELEGANCE AND CHARACTER.

### Summary

A generously sized apartment with one large reception room, a modern well fitted kitchen, two double bedrooms, and a stylish shower room. The garden and period features add unique charm to the property, making it a truly special find.

### Location

Situated in Clifton a sought-after part of Bristol this property is conveniently located close to the amenities of both Whiteladies Road and Clifton Village, ensuring you have everything you need right at your doorstep. Whether you're looking to relax on the nearby Durdham Downs or explore the vibrant city life, this location offers both.

### Accommodation

Please see the floorplan for room measurements.

### Entrance

The apartment is accessed by steps at the front of the building to a sole use entrance door that provides access to the main hallway.

### Entrance Hall

The entrance hall being over 25 foot in length provides a great space that has flexible uses with doors to all rooms.

### Sitting / Dining Room

A wonderfully generous room with space for sitting and dining areas, having a feature fireplace, windows and door to the rear garden.

### Kitchen

A modern fitted kitchen with quality wall, base units having fitted work surfacing over. There is a fitted sink, dish washer, fridge and freezer, space for range cooker, extractor above and tiled floor. Window to the rear.

### Bedroom One

A 20 ft plus main bedroom with large bay window to the front of the building, built in storage.

### Bedroom Two

A double bedroom with window to the front aspect.

### Shower Room

Fitted with a quality suite comprising of a walk in over sized shower area, low level wc and wash basin, tiled surrounds and floor, extractor.

### Outside

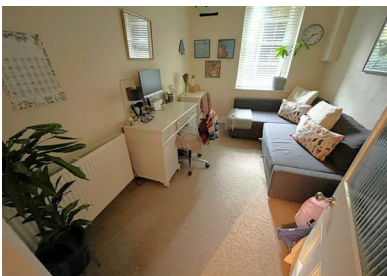
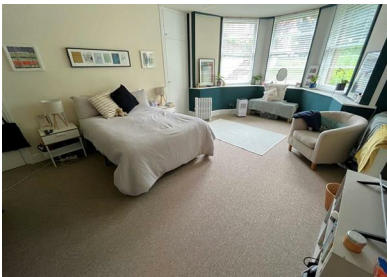
### Rear Garden

This apartment enjoys a wonderful south facing rear garden with patio and lawn areas, providing a private space to enjoy the sun. Door to utility area and on to communal storage, additional door to the front.

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- Garden Apartment
  - Two Double Bedrooms
  - Private South Facing Rear Garden
  - Attractive Period Building
  - Refurbished Kitchen and Shower Room
  - Sought After Clifton Location

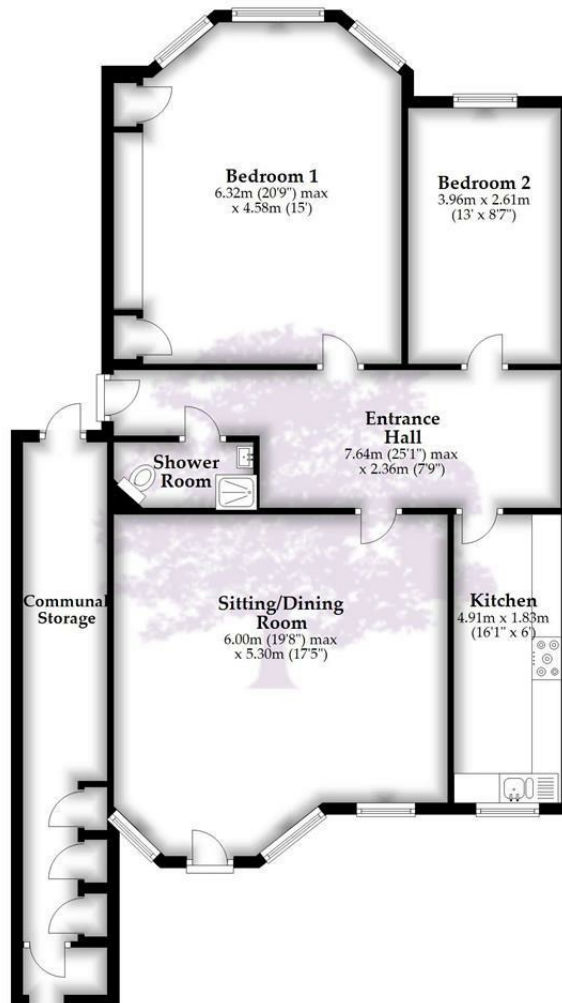


GUIDE PRICE £595,000



## Floor Plan

Approx. 112.5 sq. metres (1211.2 sq. feet)



Total area: approx. 112.5 sq. metres (1211.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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