



GARDEN FLAT 14 HANBURY ROAD,  
CLIFTON, BS8 2EW

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GOODMAN  
& LILLEY



AN IMMACULATE GARDEN APARTMENT FORMING PART OF THIS HANDSOME PERIOD TOWNHOUSE IN SOUGHT AFTER CENTRAL CLIFTON OFFERING THE ADDED BENEFIT OF A PRIVATE REAR GARDEN AND OFF STREET PARKING. NO CHAIN.

Private Entrance

Via front of property with main entrance door to inner lobby and on into the apartment.

Living Room

A superb area with double glazed bay window to the front, cupboard housing gas boiler and opening into:

Kitchen

Modern fitted kitchen area with feature lighting, integrated appliances, work surfacing, sink unit, tiled flooring and with access to a rear lobby with doors to the bedrooms.

Bedroom 1

Double glazed window to the rear, radiator.

Bedroom 2

Double glazed door to the rear providing access to the garden, radiator.

Bathroom

A well fitted fully tiled bathroom in white with panelled bath, shower over, wash basin and low level wc.

Garden

A private west facing rear garden. Fully enclosed providing a wonderful space for a barbecue.

Parking Space

Allocated parking at the front of the building.

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- Two Bedroom Garden Apartment
  - No Onward Chain
  - Bathroom WC
  - Rear Courtyard Garden
- Central Clifton Location
  - Fitted Kitchen
  - Allocated Parking



GUIDE PRICE £425,000





## Floor Plan

Approx. 77.2 sq. metres (830.4 sq. feet)



Total area: approx. 77.2 sq. metres (830.4 sq. feet)

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