

Kingsdown - Guide price £750,000

4 bed house

25 Highbury Villas, BS2 8BY





An immaculate and handsome four bedroom Victorian house arranged over four floors and situated on a very quiet no-through road within walking distance of Cotham School, the university, B.R.I and the city centre.

This is a fantastic family home with spacious rooms and versatile accommodation. The lower ground level has been let previously as a self contained one bedroom flat with its own private access, kitchen and bathroom. A generous living room to the front of the property overlooks the garden whilst the large kitchen/breakfast room is positioned to the rear. All the bedrooms are excellent doubles and the expansive bathroom is fitted with a five piece suite.

Within walking distance of the property are some of Bristol's most popular attractions including Durdham Downs, Whiteladies Road, Gloucester Road and Clifton Triangle. Royal Fort Gardens is also just around the corner which is great for kids and some really useful shops and restaurants are at the top of the road on St Michael's Hill.

Material Information (provided by the owner) - Freehold. Council Tax Band: E.



Clifton Office

187 Whiteladies Road, Clifton, Bristol, BS8 2RY

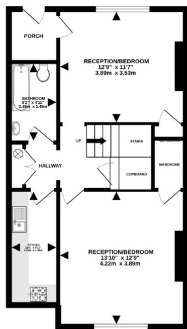
Call: 0117 9466007

Mail: cliftonsales@oceanhome.co.uk

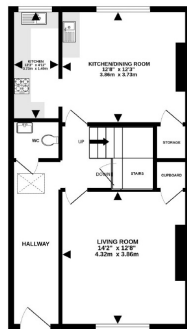
Search: oceanhome.co.uk

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

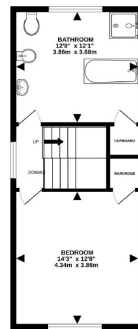
LOWER GROUND FLOOR



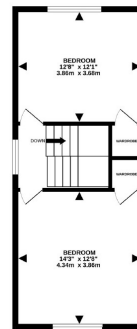
HALL FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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