



£525,000

9 Hill View, Clifton, Bristol, BS8 1DF

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: [clifton@elephantlovesbristol.co.uk](mailto:clifton@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

## 9 Hill View Clifton, Bristol, BS8 1DF

A pretty Victorian built home tucked away at the end of a cul-de-sac, close to both Clifton Village and the Harbourside.

This end of terrace home sits in a secluded spot with the benefit of a private garden at the front and rear. The door leads into the entrance hallway which has a geometric tiled floor, dado rail and stripped wood doors to all rooms. There is a sociable layout with two open plan reception rooms which have a stripped wood floor running throughout. The sitting room at the front has a bay with sashes looking on to the front garden. There is a high ceiling, a picture rail and a cast iron log burner with a slate hearth. The rear dining room has space for a table and has a part glazed door leading out on to the rear garden. The kitchen is positioned at the rear and is fitted with a range of modern wall and base units with integrated appliances, herringbone patterned floor with windows to the rear.

A staircase leads up to the first floor to two double bedrooms and a spacious bathroom. The master bedroom spans the full width of the property at the front and has a stripped wood floor, two sash windows and a feature fireplace. The adjacent second double bedroom also has a stripped wood floor and a sash window facing the rear. The bathroom completes the property and has both a shower cubicle and a bath tub alongside a pedestal hand wash basin and close coupled w/c. There is a stripped wood floor, heated towel rail, cupboard and a window looking across the garden at the rear.

Externally, there are steps up to south west facing brick paved terrace which catches the afternoon sun. Enclosed by stone walls, this pleasant outdoor space is perfect for relaxing in the sunshine with a planted bed and a useful brick built storage shed.



The road and area has a strong community spirit and is in easy reach of some of Bristol's best cafes, restaurants, shops and bars.

#### Vendor's comments

'Welcome to our peaceful end-of-terrace home, we hope you'll love it as much as we do. Inside, the high ceilings and spacious living area create an open and inviting atmosphere - made cosy when we light the log burner on a winter's night. Outside, we've installed secure bike storage in our front shed and our stone-walled back garden benefits from sunshine all day long.'

Our neighbourhood is full of independent cafes, coffee shops and local restaurants to explore. Just a short stroll away, you'll find parks, greenery, and the lively Bristol harbourside - one of our favourite spots on a sunny day. The location is incredibly convenient with nearby shops, schools, and public transport links - but we're nestled in a peaceful corner, tucked away from it all - and we've loved every minute of living here.'





# Hill View, Clifton, Bristol, BS8 IDF

Approximate Gross Internal Area = 89.71 sq m / 965.63 sq ft

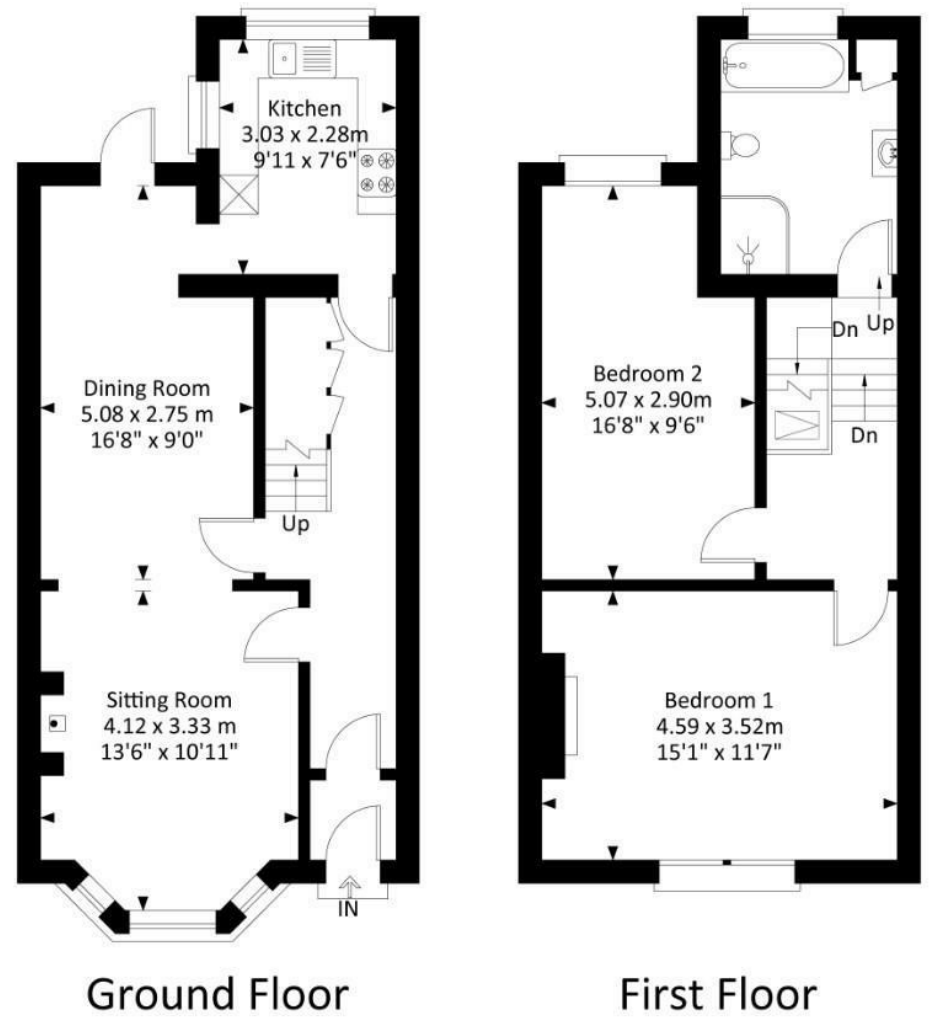


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**elephant** 

**Bishopston office**

2 The Promenade, Gloucester Road, Bristol, BS7 8AL  
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

[elephantlovesbristol.co.uk](http://elephantlovesbristol.co.uk)

**Clifton office**

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX  
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk