



£750,000

1 All Saints Mansions All Saints Road, Clifton, Bristol, BS8 2JQ

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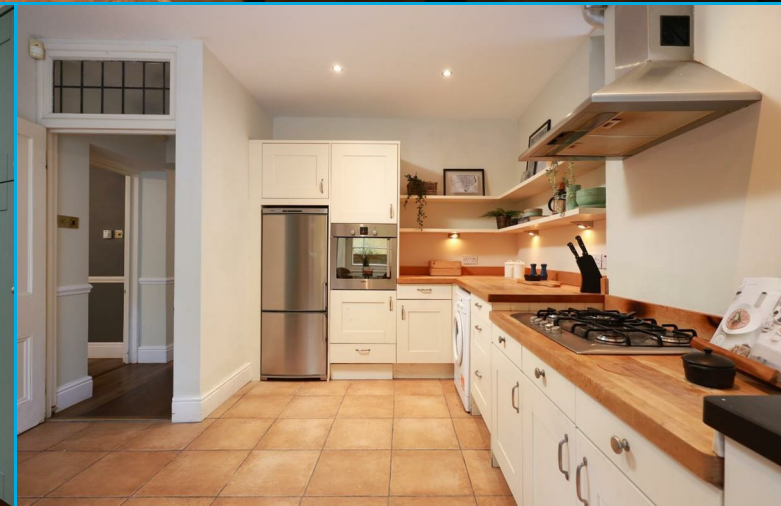
An impressive garden apartment spread across the ground floor of this detached Victorian Villa.

This lateral home has level access with the benefit of private front and rear gardens, a garage and a parking space. The desirable location is in easy reach of Whiteladies Road, The Downs and Clifton Village,

The apartment has a private entrance located off the shared driveway. The front door leads into an entrance vestibule with a window to the side aspect. An inner door opens up into a spacious 17'3 x 13'5 hallway which offers a variety of options including a dining or a study area. The living room is positioned at the front of the property with a bay with sash windows, ceiling coving, a period fireplace, bespoke built-in storage and a wood floor. There is plenty of room for both seating and dining with an outlook on to the apartment's private front garden.

The adjacent kitchen/ breakfast room has a range of shaker style units with integrated appliances with both granite and solid wood work tops. Tall storage cupboards flank one side of the room, there is a terracotta tiled floor, spot lights, a sash window and space for a table. Crossing the hallway the three bedrooms sit next to each other at the rear of the apartment. The master bedroom has a walk-in storage cupboard, wood floor and sash window facing the back garden. The second bedroom has a wood floor and sash window, while the third bedroom/office has a wood floor and a glazed door leading outside.

Centrally positioned off the hallway is bathroom on one side, shower room on the other. The bathroom is fitted with a free standing bath tub, w/c with tiled walls and floor. The shower/wet room has a raindrop shower head with thermostatic controls, w/c, tiled floor and walls.

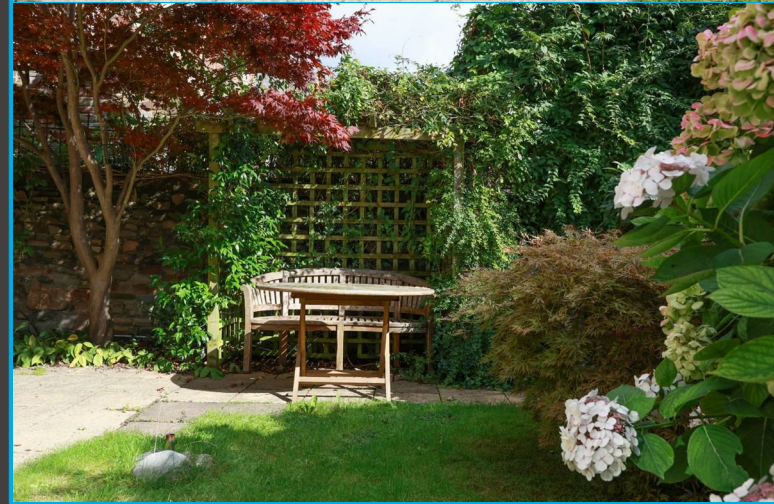


The property has a door out to a neatly tended, southerly facing garden. This pleasant outdoor space is neatly landscaped with a patio seating area, lawn and mature planted borders which include Rhododendrons and an eye catching Acer tree.

There is a doorway providing direct access into a single garage/ garden store room. The space has been currently spilt in two with a utility area on one side and garden store room on the other. It would be easily opened back into one space if required. In front of the up and over garage door is an off road parking space.

This well presented and spacious home has a rare, but sought after combination of features while sitting in a prime Clifton location. Offered with no onward chain.





I All Saints Mansions, All Saints Road, Clifton, Bristol, BS8 2JQ

Approximate Gross Internal Area = 144.41 sq m / 1554.41 sq ft

Garage / Garden Room Area = 13.60 sq m / 146.38 sq ft

Total Area = 158.01 sq m / 1700.79 sq ft

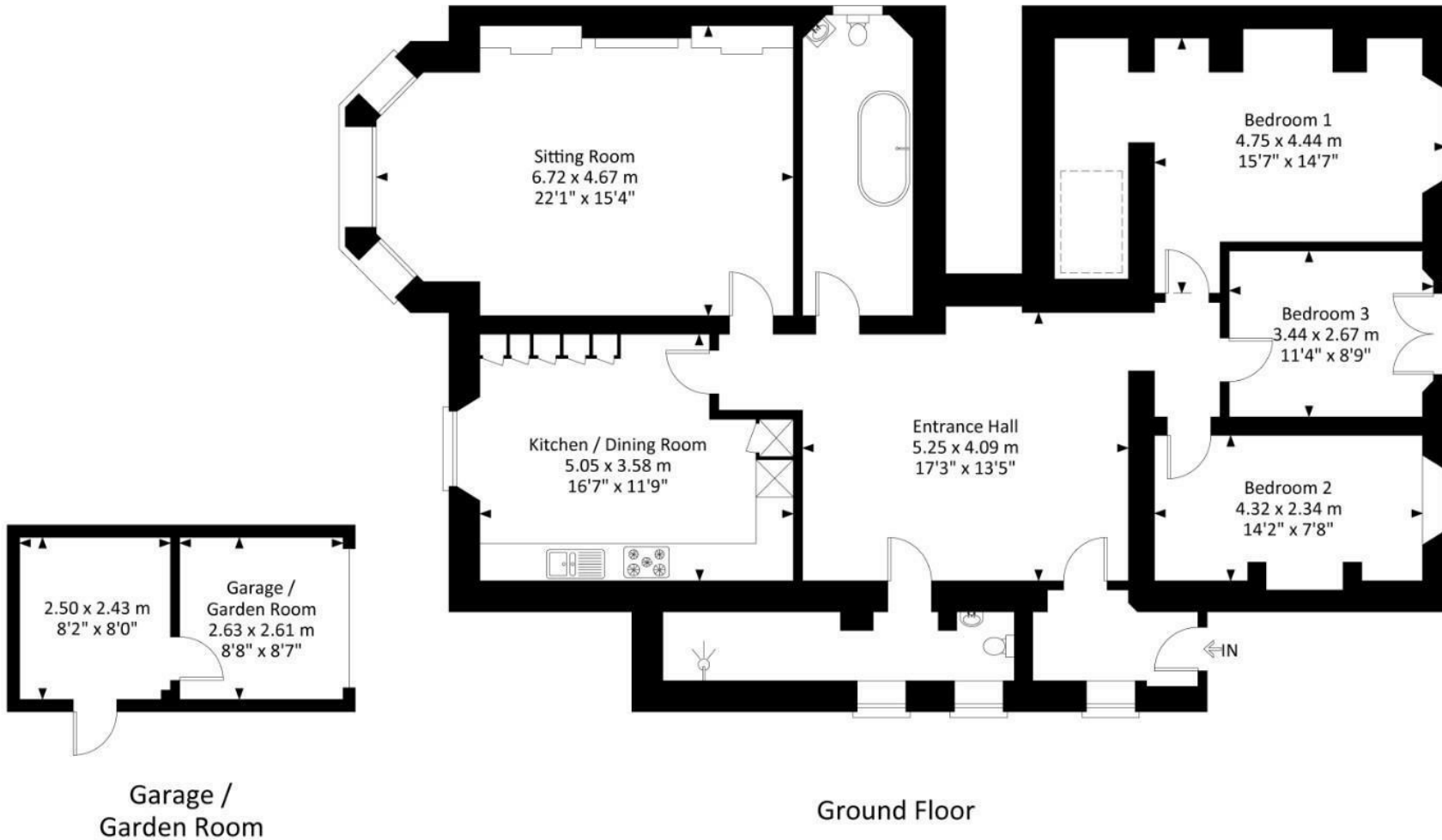
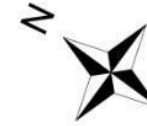


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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