



**Clifton Wood Crescent, Clifton Wood Bristol BS8 4TU**



*welcome to*

**Clifton Wood Crescent, Clifton Wood Bristol**

Here we have a very RARE and EXCITING opportunity. This four bedroom/two reception property with garden and workshop is now on the market after three generations of same family ownership. Please call or email for more information.



Cliftonwood is located just adjacent to Clifton Village on the slopes looking out across South Bristol. The area remains extremely popular as it offers a wonderful community feel and very pleasant surroundings for a wide range of buyers. The position also offers convenient access to the city centre and the Harbourside area whilst having a high proliferation of private gardens and greenspaces.

The property in question briefly comprises of four bedrooms, two receptions, kitchen, bathroom, outbuildings and a workshop to the rear of the garden. It would be sensible to say that the new owner is likely to re-furbish the home in order to create a wonderful property to their exacting needs. The charismatic and eccentric property has been owner occupied and adored for decades as can be seen by some of it's quirks. Such points of interest include the full organ with podium on the top level that may have played it's last tune!?. The removal of this would certainly create more usable space on the top floor and a space to complement the bedroom that currently faces the garden.

The workshop to the rear of the garden has always been used for very practical reasons and accommodates the rear access point. In simple terms, the space is large and may serve another function in the future.

To see this property or ask any questions, please call or e-mail.

## Clifton Wood Crescent

### Entrance

### Hall

### Reception 1

11' 1" max x 11' 4" max ( 3.38m max x 3.45m max )

### Reception 2

11' 5" max x 11' 2" max ( 3.48m max x 3.40m max )

### Kitchen

9' 7" max x 7' 4" max ( 2.92m max x 2.24m max )

### Bathroom

### First Floor

### Bedroom 3

14' 7" max x 11' 7" max ( 4.45m max x 3.53m max )

### Bedroom 4

11' 4" max x 14' 9" max ( 3.45m max x 4.50m max )

### Top Floor

### Bedroom 1

14' 9" max rh x 10' 4" max rh ( 4.50m max rh x 3.15m max rh )

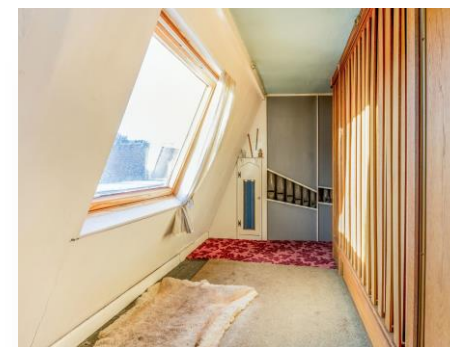
### Bedroom 2

10' 9" max rh x 13' max rh ( 3.28m max rh x 3.96m max rh )

### External

### Garden

### Workshop



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## Clifton Wood Crescent, Clifton Wood Bristol

- Freehold Property with Garden and Workshop
- Opportunity To Refurbish Throughout
- Four Bedrooms
- Two Receptions
- No Chain

Tenure: Freehold EPC Rating: Awaited

# £500,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CLI106956 - 0006

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