

estate agents **auctioneers**

hollis
morgan

1 Gorse Lane, Clifton, Bristol, BS8 1DH
£599,950



Hollis Morgan - A modern terraced house with garage, fine views and roof terraces.

- Modern Townhouse
- 4 bedrooms
- 3 bathrooms
- Integral garage
- Multiple outside space with private courtyard and 2 terraces
- Large open plan reception room
- Gas central heating
- No chain

The Property

This unique modern four-bedroom townhouse provides 1485 sq ft of flexible, light-filled accommodation. Located on Jacobs Wells Road at the front of Brandon Terrace completed in 2008, the property offers spacious accommodation over four floors including two roof terraces and a courtyard garden, four bedrooms, three bathrooms, open plan living space and an integral garage. The ground floor comprises a garage fitted with direct access to the hallway and the first bedroom complete with an ensuite shower room and direct access to the good size private rear courtyard. The first flight of stairs leads to the first floor which offers 2 large bedrooms, one with an ensuite shower room, and an additional family bathroom. Another flight of stairs reveals the open-plan expanse of the second floor with a large kitchen to the left and the living area benefiting from the views over Brandon Hill. The kitchen is fitted with high end Miele appliances and plenty of floor and wall cupboards and large preparation space over the granite worktops. Finally, positioned on the top floor, the third bedroom benefits from plenty of natural light and direct access to two private terraces and great views over Brandon Hill.

Location - Clifton

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Other Information

Leasehold. 1000 years less 10 days from 29/09/1854

Ground rent: £350 pa

Council Tax Band: E

Please Note

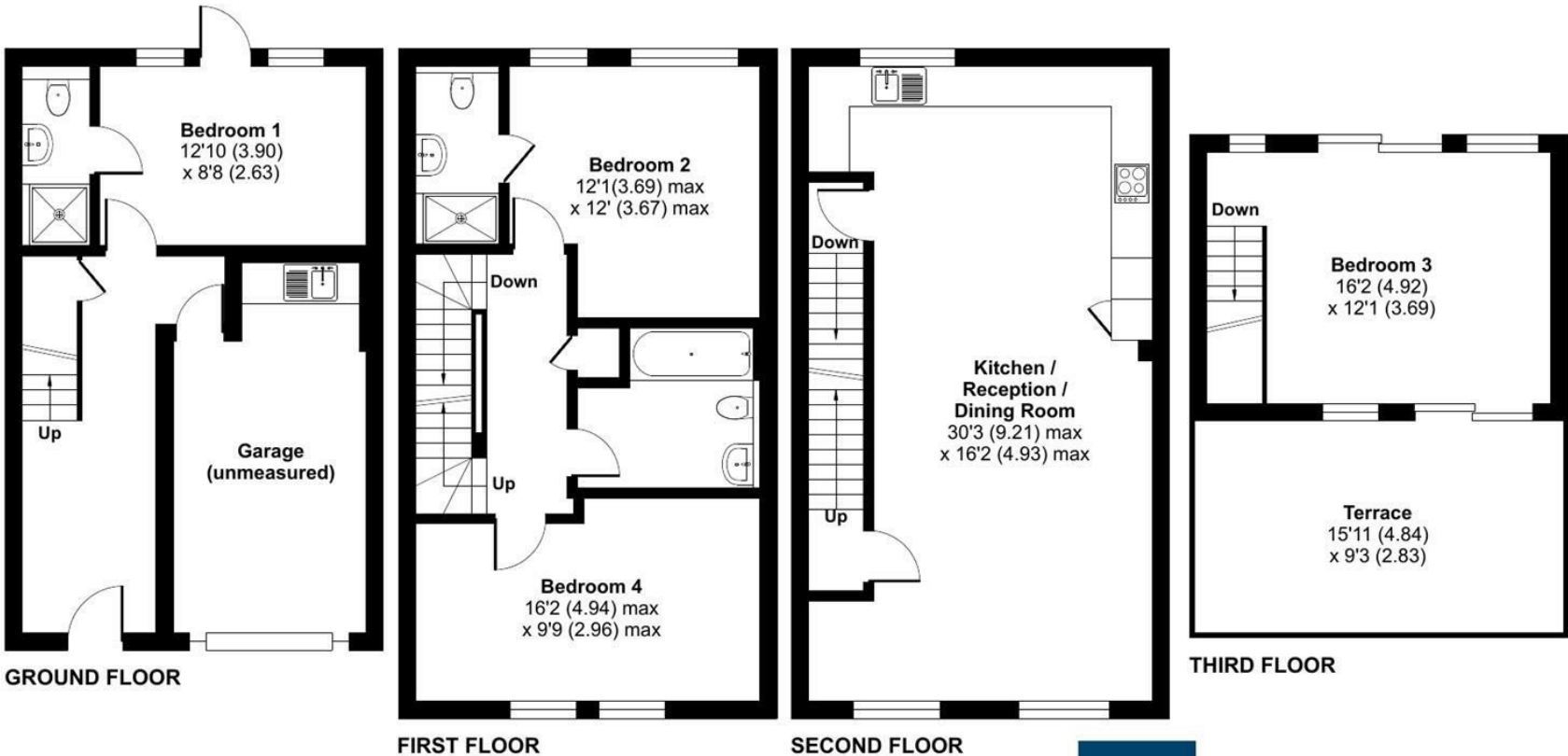
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Gorse Lane, Bristol, BS8

Approximate Area = 1485 sq ft / 138 sq m (excludes garage)

For identification only - Not to scale

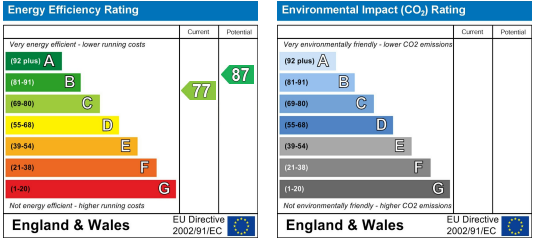


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hollis Morgan. REF:1219048



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