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37A Apsley Road, Clifton, Bristol, BS8 2SN

£725,000



A rare to the market 3-bedroom family home in need of improvement with rear garden and DOUBLE garage. No Chain.

- 3 Bedroom family home
- Scope to Improve
- Open plan kitchen
- Dining Room
- Courtyard Style Garden
- Double Garage
- No Chain

**The Property**

Situated on the prestigious and well regarded Apsley Road this 1960's home has been much loved and in the same ownership for many years, a generous front garden beckons you into this property which offers accommodation set over two levels. Whilst well maintained basic cosmetic updating is now required throughout. The ground floor comprises entrance hall, lounge area, dining room with French doors and large open plan kitchen dining area in good working order with access to rear garden. Upstairs offers three generously proportioned bedrooms and three piece bathroom suite with airing cupboard. Outside to the rear is courtyard style garden with access to parking and a double garage.

**Location**

Clifton is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

**Further Information**

Council Tax: F

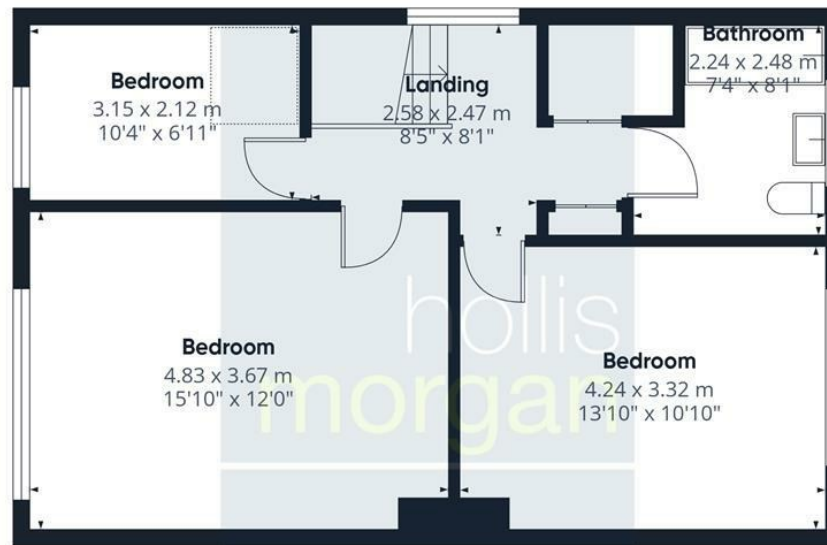
**Please Note**

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Ground Floor



Floor 1



Approximate total area<sup>m</sup>

109.8 m<sup>2</sup>  
1183 ft<sup>2</sup>

(1) Excluding balconies and terraces

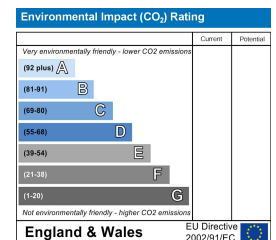
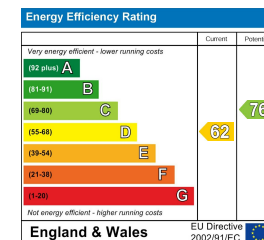
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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