

Canynges Square, Clifton BS8 3LA

Asking Price £1,395,000

- Elegant Townhouse
- Sought After Location
- Five Bedrooms
- Four Reception Rooms
- Period Features
- Family Bathroom & Shower Room
- Laid Over Five Floors
- Courtyard Gardens
- Access To Communal Gardens

SUMMARY

An elegant and well-presented Grade II listed Georgian townhouse, situated in the most desirable and tranquil part of Clifton. The property has many period features including sash windows, working shutters and window seats. The property is entered at ground floor level with the dining room to the front and kitchen/breakfast room to the rear. Stairs lead up to the first floor with drawing room with access to the balcony and views across the communal gardens. The sitting room is to the rear. Four bedrooms are on the second and third floors, served by the family bathroom. The garden level comprises a family room, bedroom five, utility room and shower room. This floor could be a self-contained flat if required, with access to the external staircase. A cellar is beneath this floor. To the front and rear and courtyard terraces, with a coal shed and undercroft storage at garden level. The house benefits from having use of the delightful enclosed square gardens, used by the residents of Canynge Square.



Canyngge Square, Clifton, Bristol BS8 3LA

Approx. Gross Internal Area
2528.6 Sq.Ft - 234.9 Sq.M



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Third Floor



Tenure
Freehold

EPC Rating
E

Council Tax Band
G

Services Mains gas, electric & water

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Clifton : 01179 744 766
Long Ashton : 01275 393 956
Southville : 01174 523 700

