



51 PRINCESS VICTORIA STREET
CLIFTON
BRISTOL

51 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BX

A CHARMING AND SPACIOUS THREE DOUBLE BEDROOM MEWS HOUSE, SITUATED IN CENTRAL CLIFTON VILLAGE, OFFERING EASE OF ACCESS TO ALL THE AMENITIES AVAILABLE THERE. SOME OF THE MANY OTHER BENEFITS INCLUDE A LARGE FULL-WIDTH RECEPTION ROOM, A SUNNY SOUTH-FACING PATIO GARDEN, A WELL-EQUIPPED KITCHEN/BREAKFAST ROOM, THE POSSIBILITY OF REINSTATING AN INTEGRAL GARAGE (SUBJECT TO ANY POTENTIAL CONSENTS), AND FURTHER POTENTIAL EXTENSIONS (ALSO SUBJECT TO ANY NECESSARY CONSENTS) WHICH OTHER NEARBY PROPERTIES HAVE RECENTLY COMPLETED. IT SHOULD ALSO BE NOTED THAT THIS PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

SUMMARY OF ACCOMMODATION

Offering spacious accommodation over two floors, this property will appeal to a wide range of buyers. On entering the house from the sheltered front porch, the large hallway offers access to all the downstairs accommodation. This includes a fully equipped kitchen/breakfast room with wall- and floor-mounted storage units and space for breakfast seating. The full width living/dining room to the rear of the property, flooded with natural light from the glazed double doors leading to the patio garden, has a stone feature fireplace, and provides ample room for generous furniture. The patio garden, accessed via sliding doors off the living/dining room, enjoys a lovely sunny southerly aspect. The former garage has been converted to provide a further flexible-use room with ensuite WC. This could (subject to any necessary consents) be converted back to form an integral garage.

The first floor comprises a spacious master bedroom with an ensuite WC, fitted double wardrobes and useful shelving; a large second bedroom to the front of the property, also with fitted wardrobes; a third double bedroom to the rear of the property; a large family bathroom and an additional separate shower cubicle.

The fully boarded, full-length loft, with two Velux windows, provides extensive storage space and offers a loft-conversion opportunity subject to any required consents and approvals.

OTHER INFORMATION

TENURE – FREEHOLD

SERVICES - ALL MAINS SERVICES

LOCAL AUTHORITY - BRISTOL CITY COUNCIL

COUNCIL TAX BAND - BAND E - £3007.05 - 23/24

BROADBAND AVAILABILITY - 1,0000 MBPS DOWNLOAD AND 220 MBPS UPLOAD

MOBILE COVERAGE - LIKELY AND LIMITED INDOOR - LIKELY OUTDOOR - WITH EE, VODAFONE, 02 AND THREE.

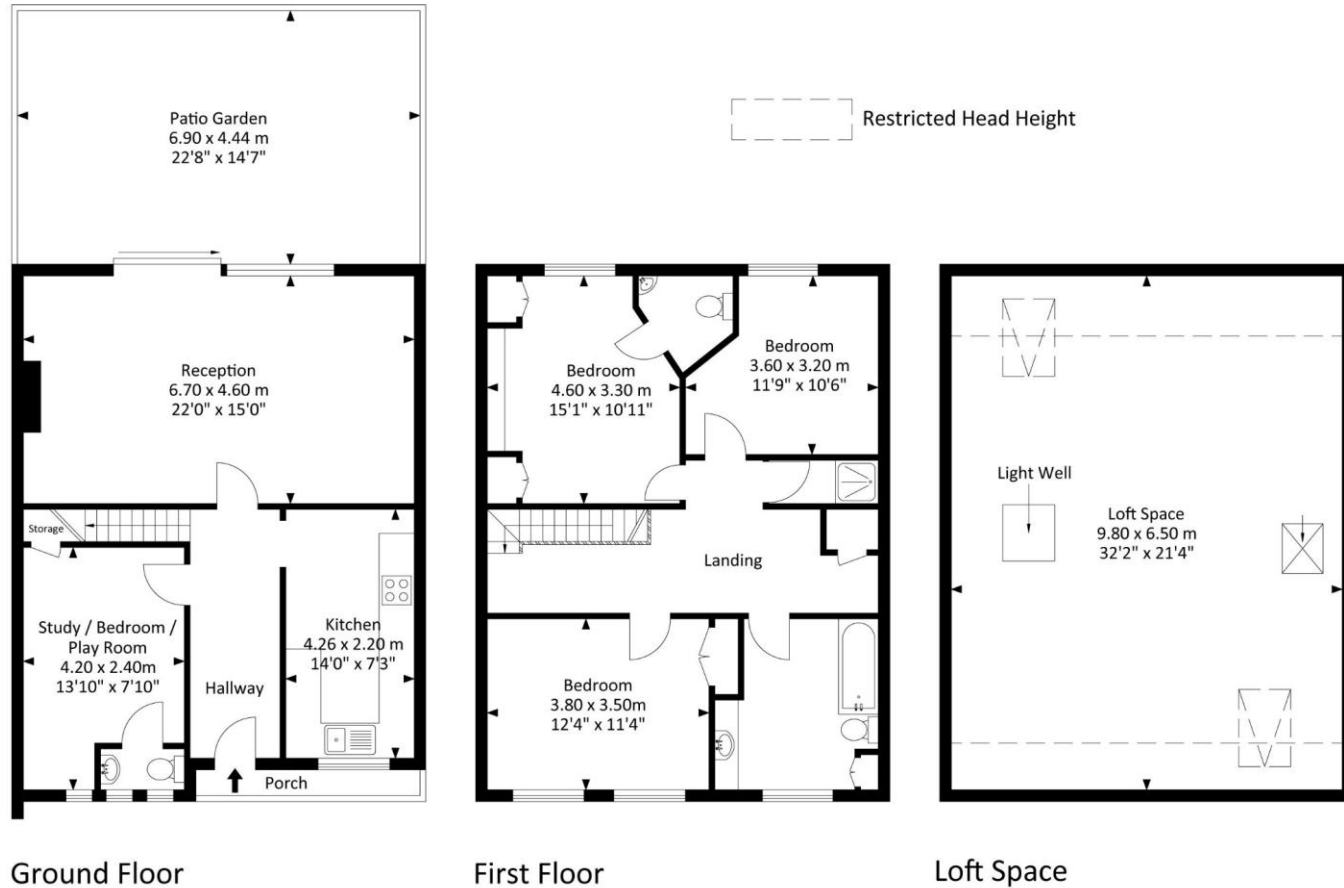
EPC – CURRENT D (62) – POTENTIAL C (76)

LOCATION

Princess Victoria Street is situated in the heart of Bristol's particularly desirable Clifton Village. This desirability is owed to the uniquely convenient proximity to all the local amenities within Clifton Village and the breathtaking examples of Victorian and Georgian architecture that is widely admired. The variety of shops, boutiques and restaurants in Clifton Village are quite literally on the doorstep as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed across Christchurch Green (itself within ¼ of a mile) as can the historic landmark of Isambard Kingdom Brunel's world-famous suspension bridge spanning the Avon Gorge (in itself, a designated area of outstanding natural beauty). The property is within easy walking distance of a number of highly regarded local state and private schools.



Approx. Gross Internal Area
 1304 Sq.Ft - 121.14 Sq.M
 Loft Space
 685.66 Sq.Ft - 63.70 Sq.M
 Total Area
 1989.66 Sq.Ft - 184.84 Sq.M



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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