

19 Percival Road, BS8 3LN

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## 19 Percival Road, BS8 3LN

OFFERS INVITED BETWEEN £1,900,000 - £2,000,000 - A rare opportunity to purchase a substantial (4,136 sq ft) semi-detached Edwardian family home, with a particularly large and private (82' foot) south west facing garden, set in a superb convenient and quiet residential location close to Clifton Village, The Downs and within walking distance of many highly regarded local schools. Other benefits include a some stunning room proportions, a double garage, seven - eight bedrooms, a wealth of period features, a lovely open outlook to the rear, charming balconies on the first and second floor as well as a spacious front garden. The property also benefits from lots of light due to it's position on the corner of Percival Road and Camp Road, allowing plenty of light in from not only the front and rear windows but also through the many windows on the west facing elevation due to this beneficial position.

The subject property has been a happy family home for it's current owners for the last 46 years and provides any incoming purchaser with the chance to put their own stamp on this wonderful home.



7



2



3



Approx. Gross Internal Area  
 4136.50 Sq.Ft - 384.20 Sq.M  
 Garage / Garden Storage Area  
 705.30 Sq.Ft - 65.60 Sq.M  
 Total Area  
 4841.80 Sq.Ft - 449.80 Sq.M

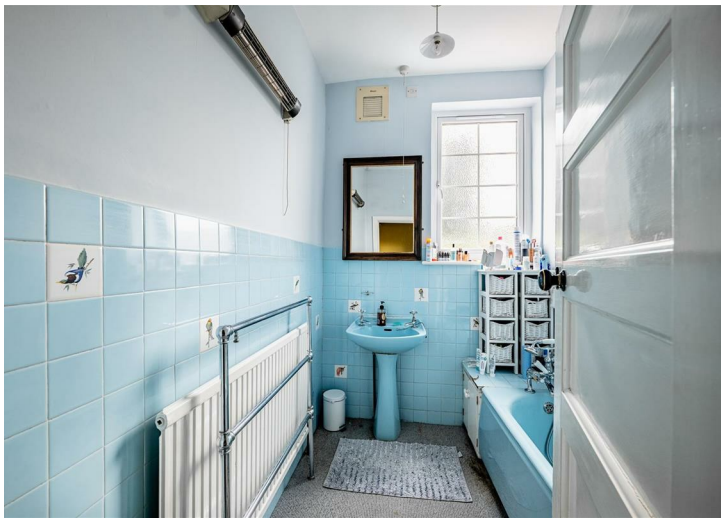


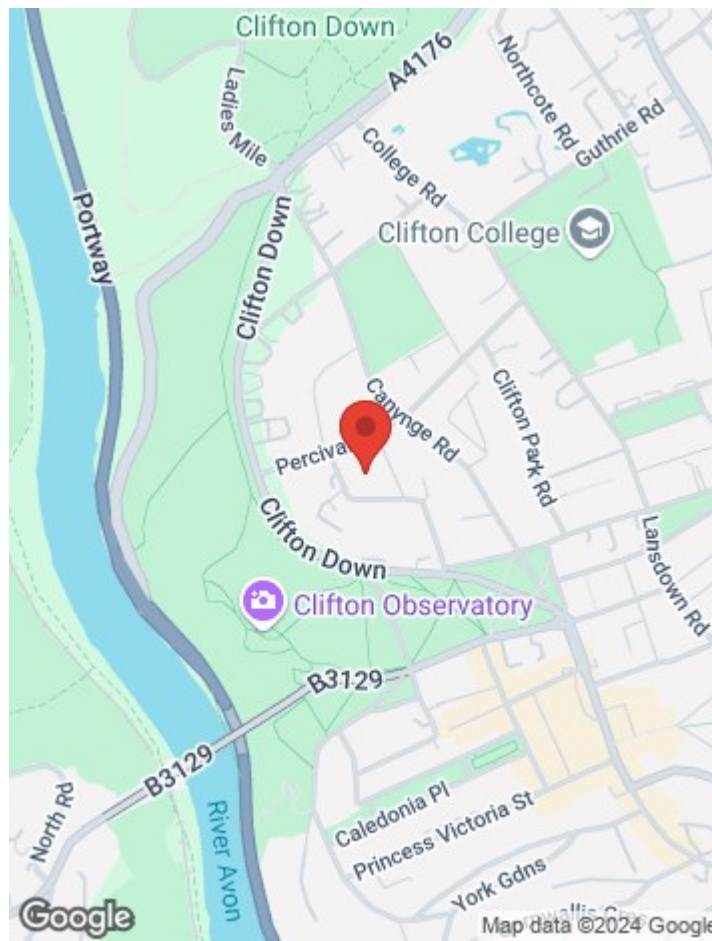
For illustrative purposes only. Not to scale.  
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Ground Floor

First Floor

Second Floor





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		41	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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**IMPORTANT NOTE**

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