



CLIFTONWOOD CRESCENT
CLIFTONWOOD
BRISTOL

21 CLIFTON WOOD CRESCENT, CLIFTONWOOD, BRISTOL, BS8 4TU

A truly rare opportunity to purchase one of the iconic and colourful three storey Cliftonwood Crescent townhouses providing stunning views over Bristol's famous floating harbour and beyond, out of the city, to the North Somerset countryside. This well-presented family home (circa 1411 sq ft) offers many other benefits including a superb south facing roof terrace and a walled patio garden, both of which encapsulate the breathtaking outlook. Further to this there is a great size kitchen/living/dining space to the lower ground floor, complete with granite worksurfaces and an extended dining space that gives direct access to the terrace garden through, full width bi-fold doors. The ground and upper floor offers three good size bedroom suites, all of which have tastefully appointed bath and shower rooms. Photographs only go so far in conveying the amazing views from this elevated position over the world-famous floating harbour therefore viewing is regarded as essential to fully appreciate what this dramatic hillside position offers.

LOCATION

Cliftonwood Crescent is quite literally a “picture postcard” Bristol location, held in particularly high regard offering superb views and links to the Bristol's vibrant waterfront. Clifton Wood itself is an extremely popular neighbourhood renowned for an active and strong community group. Fashionable Clifton Village is only a short walk away and offers an eclectic mix of bars, restaurants, bistros, and retail outlets. For further variety the Waterfront includes walkways and ferries to the centre with a further array of restaurants and bars. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces most notably Durdham Downs, with 400 acres of parkland, the neighbouring Ashton Court Estate across the famous Suspension Bridge, includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf.



OTHER INFORMATION

VIEWING: Strictly by prior arrangement with Hydes of Bristol t: 0117 973 1516 or post@hydes.co.uk.

LOCAL AUTHORITY: Bristol City Council. T: 0117 922 2000 W: www.bristol.gov.uk

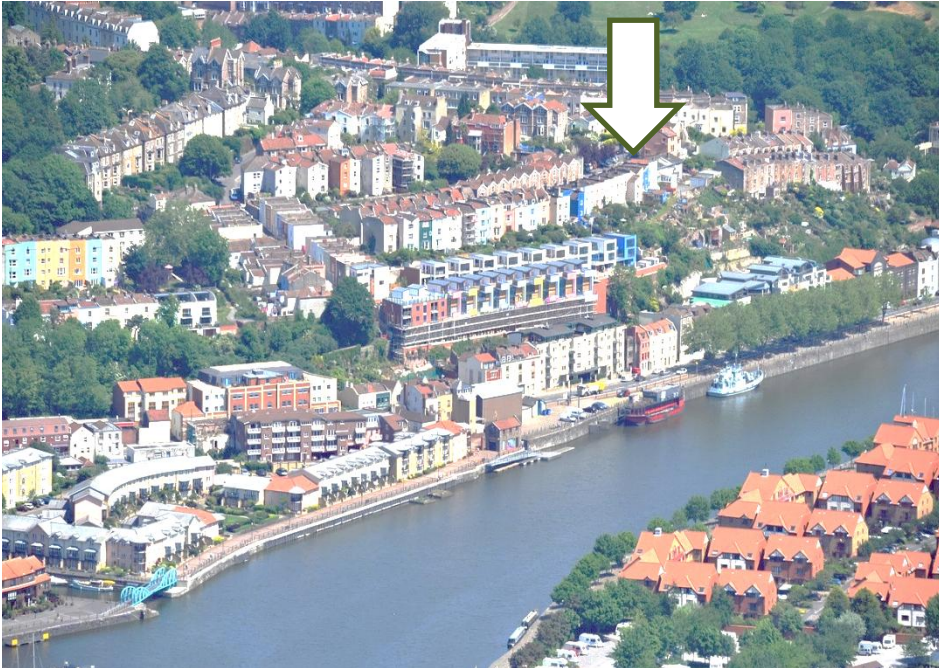
COUNCIL TAX BAND: E – Accountable for £3007.05 for 2024/2025.

SERVICES: We understand the property has mains gas, water, electricity, drainage, and broadband (gas fired central heating. Boiler installed in 2008 and serviced in August 2022).

ENERGY PERFORMANCE RATING: TBC – Awaiting nformation

BROADBAND – Ultrafast available (1,000 mbps download -100 mbps upload) - Source OFCOM.

MOBILE COVERAGE – All providers “Likely” – SOURCE OFCOM.





A truly commanding position over Bristol's historic floating harbour with the hills of North Somerset on the horizon.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

IMPORTANT NOTE

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Hydes
OF BRISTOL

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