



OVERTURE
CLIFTONWOOD
BRISTOL

OVERTURE, 14 CLIFTONWOOD CRESCENT, CLIFTONWOOD, BRISTOL, BS8 4TU

SUMMARY OF ACCOMMODATION

A rare opportunity to purchase one of the iconic and colourful three storey Cliftonwood Crescent houses providing stunning views over Bristol's famous floating harbour. This charming 4-bedroom, 2 reception room, Victorian period townhouse offers many benefits including a stunning, extended and spacious semi open-plan kitchen/breakfast/dining/living room (with recently added bespoke fitted cabinetry), that offers access (via glass 'curtain' doors) to the well-proportioned and beautifully landscaped south facing garden, which also provides the aforementioned breathtaking outlook. Other benefits include double-glazed windows throughout, a spacious balcony at hall floor level offering the same lovely outlook, a quiet, convenient location close to Clifton Village, the Harbourside, the City Centre and to The Lion pub and community playground.

There is a stunning, contemporary and well-appointed kitchen from Bauformat offering plenty of storage and attractive Silestone worktops, which is fitted with numerous Neff integrated appliances including electric/steam oven, combi microwave/oven, 5 ring gas hob, dishwasher, tall fridge/freezer and lastly a cupboard with plumbing to house a washing machine and tumble dryer.

The ground floor provides a reception hall and two bedrooms, a study with balcony, and a useful storage cupboard. The first floor offers a half galleried landing and 2 double bedrooms (both with fitted wardrobes) and a beautifully presented family bathroom.

Photographs only go so far in conveying the amazing views from this elevated position over the floating harbour therefore viewing is regarded as essential to fully appreciate what this famous 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. Cliftonwood 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, rowing and windsurfing at Baltic Wharf. There are a number of highly regarded state and private schools in the immediate area including, Cathedral School, Hotwells Primary, QEH, Clifton College, Clifton High

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 2019.

ENERGY PERFORMANCE RATING: D (62) with potential of B (82)

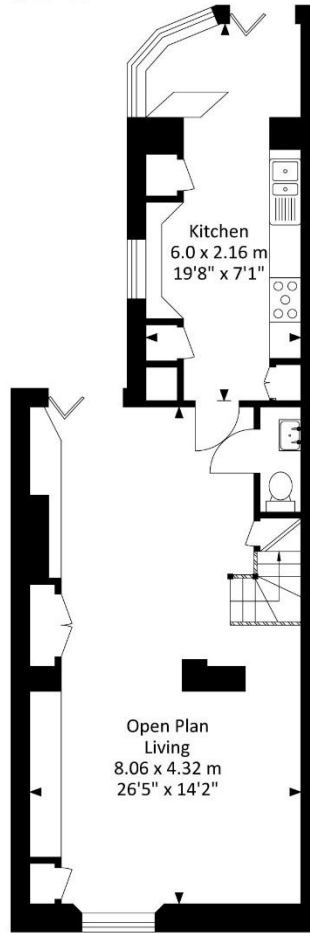
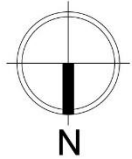
BROADBAND: Ultrafast available (1,000 mbps download -100 mbps upload) - Source OFCOM.

MOBILE COVERAGE: All providers "Likely" – SOURCE OFCOM.

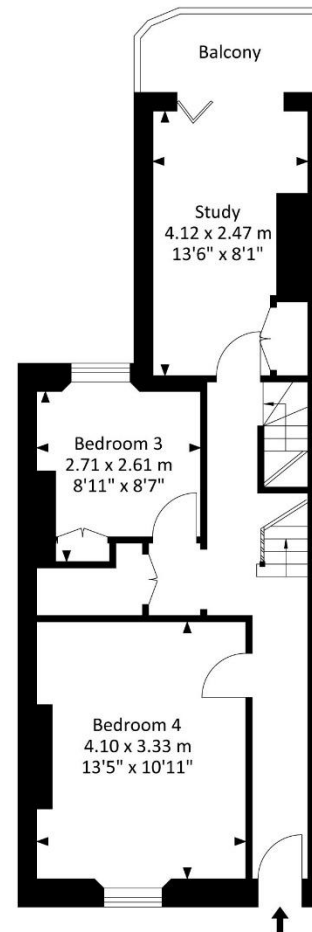


Clifton Wood Crescent, Cliftonwood, Bristol BS8 4TU

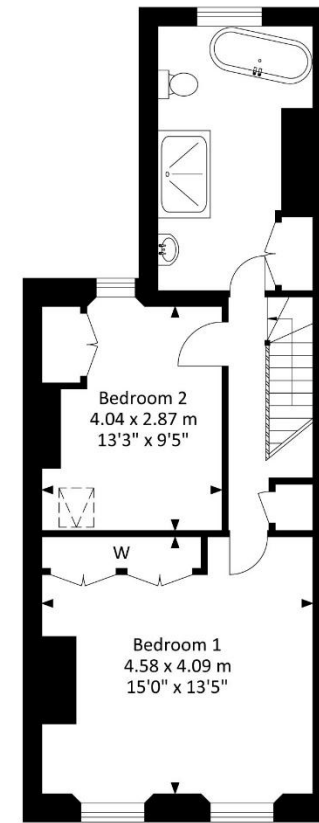
Approx. Gross Internal Area
1516.50 Sq.Ft - 140.90 Sq.M



Lower
Ground Floor



Ground Floor



First Floor

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.

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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