



elephant



£650,000

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7 Southernhay Avenue Cliftonwood, Bristol, BS8 4TJ

A very well presented home set within great community which is in easy reach of both Clifton Village and Bristol's harbourside.

This Victorian built home has accommodation arranged over three floors with views of the harbour from the top bedroom. On the ground floor the accommodation comprises a light and bright living room decorated in a pastel pink. The room retains many original features including the bay window, original sash windows, ceiling coving and picture rail. The more modern addition of the log burner adds a central feature while making the room cosy on cold nights.

An open plan kitchen diner is spread across the back of the house with an engineered wood floor and a glazed door connecting the garden. There is a cast iron fireplace and a luxury John Lewis of Hungerford kitchen which has integrated appliances, a ceramic sink and a work top with a solid wood edge.

Stairs rise to the first floor with the master bedroom spread across the front of the house. Decorated in an atmospheric dark blue, this room has fitted wardrobes, windows with plantation shutters and a stylish en-suite shower room. Adjacent to this is a second double bedroom with window facing the rear garden. A well appointed family bathroom completes this floor which has been recently renovated to include a free standing bath and separate shower cubicle.

Stairs lead up to the spacious third room in the converted loft space which has top hinged Velux windows to make the most of the iconic views.

Externally the secluded garden has a decked seating area and artificial lawn. This is well balanced home



with a good layout and flow on a popular Cliftonwood cul-de-sac.



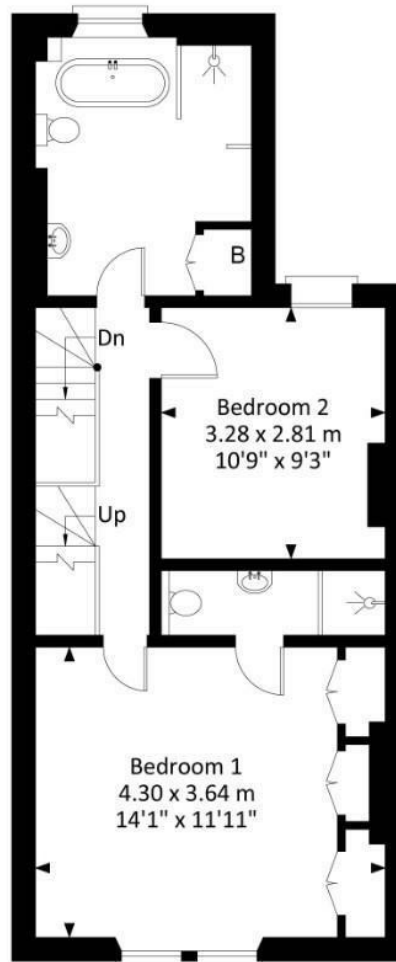


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Approximate Gross Internal Area = 118.64 sq m / 1277.03 sq ft



Ground Floor



First Floor

 = Reduced Headroom Below 1.5 / 5'0



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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