



£300,000

1-3 Southleigh Road, Clifton, Bristol, BS8 2BQ

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

1-3 Southleigh Road Clifton, Bristol, BS8 2BQ

This attractive hall floor flat enjoys its own private entrance to the side of an impressive Grade II listed building, offering a wonderful combination of period charm and practicality in one of Bristol's most desirable locations.

Stepping inside, the entrance hallway provides access to both the living room and bedroom. Wooden flooring flows from the hallway into the living room at the front of the building, where a large sash window floods the space with natural light. The room is generously sized, easily accommodating distinct lounge and dining areas. Elegant period details including an ornate ceiling rose, decorative corning, and a central fireplace bring character. The stone of the fireplace is reflected in the decorative archway leading to the kitchen.

The kitchen itself is well designed, offering ample storage with a combination of wall and base cabinets, space for modern appliances including a dishwasher, and stylish finishes such as a wooden worktop and tiled splashback.

Across the hallway is the bedroom. Soft carpeting underfoot and neutral walls create a calm and comfortable atmosphere. A large sash window overlooks the reservoir, giving the room a wonderfully private outlook.

From the bedroom, a door leads to a versatile utility room with space for a washing machine and tumble dryer, as well as additional storage currently used for bikes. Adjacent, the recently updated bathroom feels bright and fresh, with shutters for privacy, a sash window bringing in natural light, and a built-in cupboard ideal for storing towels and toiletries.

Perfectly located, this home is just moments from the



Bristol Lido and a short stroll to the independent cafes, restaurants, and shops of Whiteladies Road. The expansive green spaces of The Downs are within easy walking distance, while excellent transport links provide quick access to the City Centre.





Flat 2, 1-3 Southleigh Road, Clifton, Bristol, BS8 2BQ

Approximate Gross Internal Area = 52.80 sq m / 568.33 sq ft

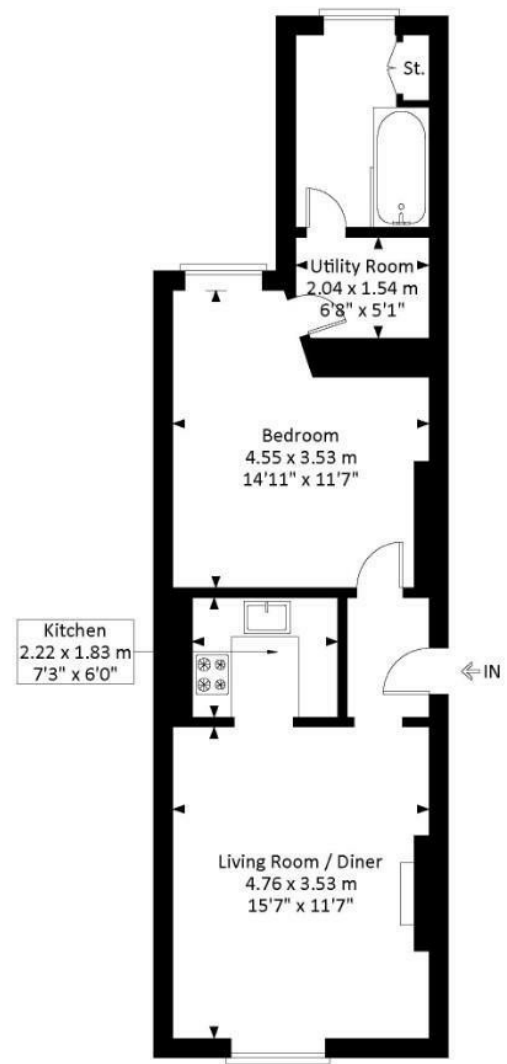
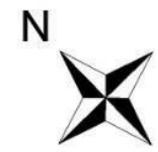


Illustration for identification purposes only, measurements are approximate, not to scale.

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		
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 		



Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk