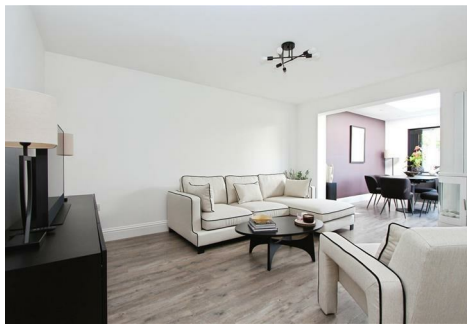




12 Clive Road, Bristol, BS14 9HE

£525,000

Presenting an immaculate, stylishly renovated two-bedroom bungalow offered for sale in a sought-after location benefitting from excellent public transport links and proximity to green spaces and nearby parks. This elegant home has been refitted to an exceptional standard, featuring contemporary design elements throughout and a newly installed roof as of August 2025.

The spacious open-plan sitting and dining room is truly a highlight, boasting an atrium that floods the space with natural light and elegant finishes throughout. Glazed doors provide seamless access to the south-facing rear garden, making this an ideal space for relaxing and entertaining while enjoying views of the garden. The property's stunning kitchen is designed to impress, with high-specification granite countertops, ample storage, and abundant natural light contributing to an inviting cooking environment and direct access to the garden.

Both bedrooms are generously proportioned doubles. The primary bedroom benefits from a stylish en-suite, perfect for modern living. The luxurious bathroom features contemporary fixtures and complements the overall sophisticated ambience of the home.

Entrance Hall



Utility Cupboard

5'10" x 5'4" (1.78 x 1.65)

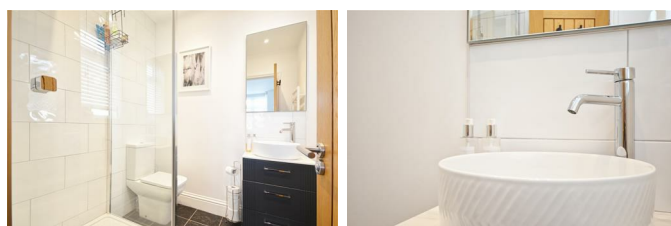
Bedroom One

13'5" x 11'11" (4.10 x 3.64)



En-Suite

6'2" x 5'10" (1.89 x 1.78)



Sitting Area

14'9" x 10'7" (4.52 x 3.25)



Dining Area

11'7" x 9'8" (3.54 x 2.95)



Bedroom Two

14'4" x 11'10" (4.37 x 3.63)



Bathroom

8'6" x 6'11" (2.60 x 2.12)



Kitchen

11'10" x 11'9" (3.62 x 3.60)



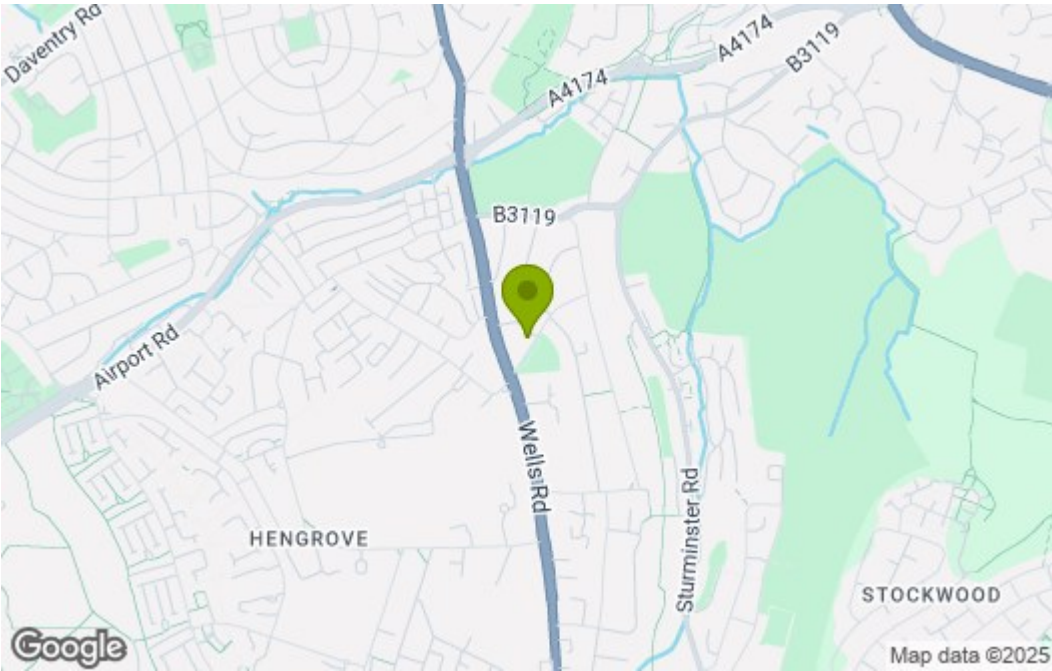
Outside



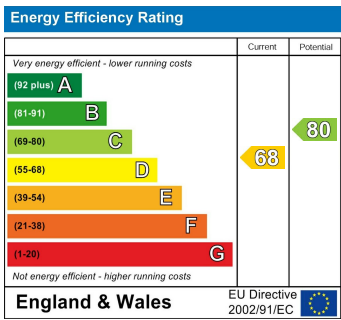
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.