



67 Princess Victoria Street, Clifton
Guide Price £600,000

RICHARD
HARDING

67 Princess Victoria Street, Clifton

Bristol, BS8 4DD

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No.67 Princess Victoria Street is a generous maisonette, with a private entrance and rear garden, being offered with no chain.

With 1223 sq. ft / 113.6 sq. m, this property enjoys a light and spacious feel and benefits from an open plan but cleverly zoned ground floor – suiting a variety of potential buyers.

The first-floor benefits from four bedrooms, a bathroom, a shower room and separate WC.

An uncompromising location within yards of the local boutique shops, restaurants and cafes of Clifton Village, whilst also being within a short stroll of Clifton Suspension Bridge and The Downs. Within easy reach of Bristol's harbourside, the expansive green open spaces of Leigh Woods and Ashton Court, as well as all central areas, making it the perfect location to enjoy the city.

Key Features

- A generous property of 1223 sq. ft / 113.6 sq. m set over two light and airy levels, with a private entrance and private rear garden, being offered with no chain.
- Set within striking distance of the many amenities that make Clifton Village such a sought-after location.
- On the doorstep of open green spaces.
- A flexible and open planned ground floor, leading to the enclosed rear garden, with four bedrooms and two bathrooms on the first floor.

GROUND FLOOR

APPROACH: accessed via a semi-enclosed porch.

ENTRANCE HALLWAY: small entrance hall opening onto:-

OPEN-PLAN KITCHEN/SITTING ROOM: (28'6" x 23'6") (8.68m x 7.17m) wood effect flooring and inset ceiling spotlights across the entire area which is measured together but described separately as follows:

Sitting Area: dual aspect with two sliding sash double glazed wooden windows to the front elevation and a set of double glazed French doors opening onto the rear courtyard garden.

Kitchen: fitted with a selection of base units topped with a granite worksurface. Inset 5-ring electric hob and stainless steel with chrome mixer tap over. Enclosed dishwasher. Point for freestanding fridge/freezer. Additional double glazed door accessing the rear courtyard garden.

DINING ROOM: (12'2" x 6'4") (3.71m x 1.94m) set to the front with sliding sash window.

FIRST FLOOR

LANDING: open tread wooden staircase in the kitchen/sitting/dining room ascends to the first floor landing.

BEDROOM 1: (13'4" x 9'11") (4.07m x 3.02m) double bedroom with two upvc double glazed wooden sash windows to the front elevation and carpeted floor.

BEDROOM 2: (12'6" x 7'8") (3.80m x 2.33m) double bedroom with built-in wardrobe, carpeted floors and two upvc double glazed sliding sash windows to front elevation.





BEDROOM 3: (12'8" x 7'5") (3.85m x 2.26m) double bedroom with carpeted flooring and upvc double glazed window to rear elevation.

BEDROOM 4: (12'6" x 6'9") (3.81m x 2.07m) double bedroom with carpeted flooring, built-in wardrobe and upvc double glazed window to rear elevation.

BATHROOM: tiled walls, bath with thermostatic shower over and vanity style sink, both featuring chrome fixings. Upvc double glazed window to rear elevation.

SHOWER ROOM/WC: modern shower room with white ceramic tiled surround. Enclosed shower cubicle with chrome style thermostatic valve and deluge shower head. Ceramic sink set into storage unit with chrome mixer tap over. Wc with concealed cistern and chrome style point above.

UTILITY CUPBOARD: space and plumbing for washing machine and tumble dryer.

SEPARATE WC: white ceramic toilet and upvc double glazed window to the rear elevation.

OUTSIDE

REAR COURTYARD GARDEN: enclosed by a wall and has mature planting in the raised beds.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

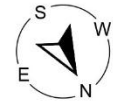
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

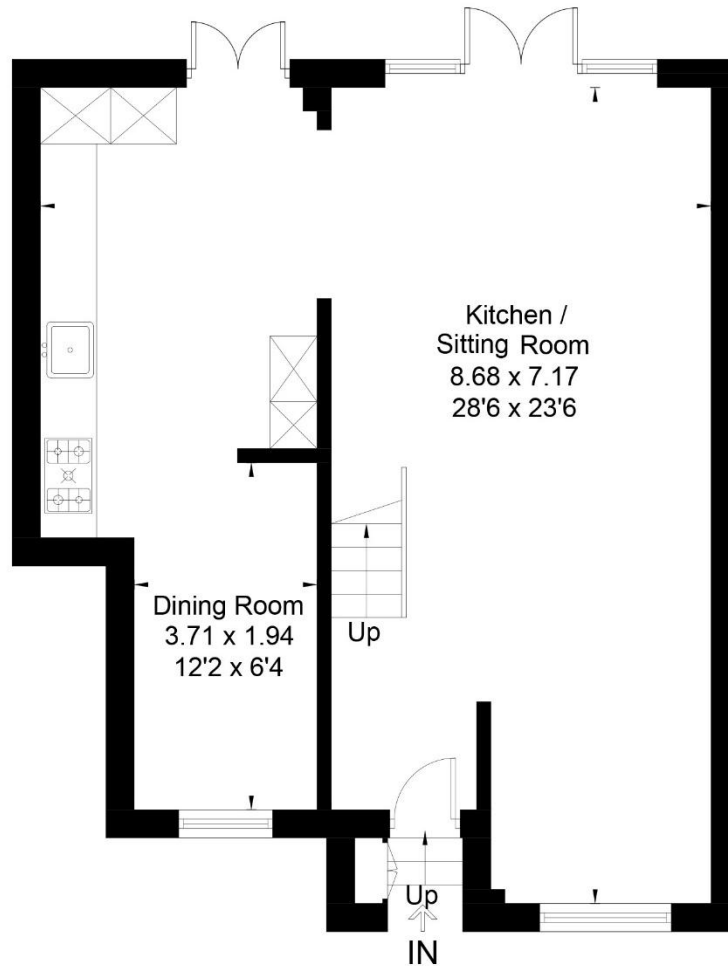
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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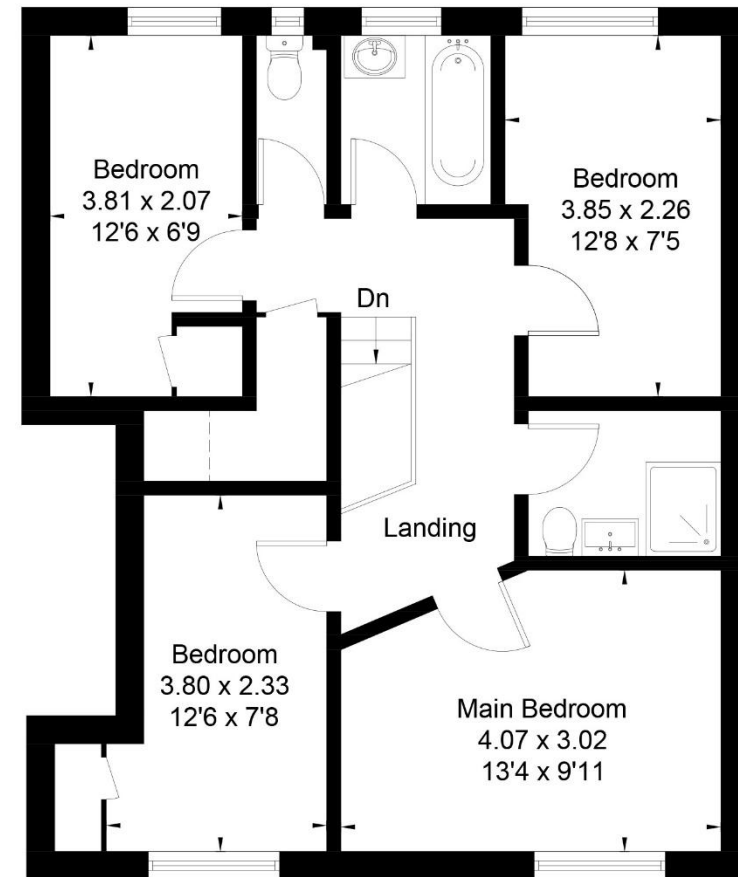
Approximate Floor Area = 113.6 sq m / 1223 sq ft
(Excluding Cupboard)



[Dashed line symbol] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111199