



**LEESE &
GORDON**
Independent Estate Agents

Clifton

Offers Over £550,000

Garden Flat, 3 Osborne Road, Clifton, Bristol, BS8 2HA

- Priced To Sell Our Motivated Clients Are Seeking Offers Between £550-£575k
- Stunning Garden Apartment (circa 1,074 sq/ft, 100 sq/m)
- Beautiful, Large, Private & Level South-West Facing Rear Garden
- Highly Desirable Clifton Side Road Location

This is a truly special garden flat, being beautifully presented, spacious, in a great location and benefitting from a large south-west facing rear garden. If you are seeking a premium garden apartment in Clifton, this one is hard to beat.

Osborne Road is a quiet and attractive residential road positioned between Whiteladies and Pembroke Roads. Whilst close enough to take advantage of the many attractions and lifestyle opportunities that this desirable area affords, it is just far enough away to feel tranquil and removed from the hustle and bustle of the city. The apartment is set within an attractive Victorian era property that sits comfortably removed from the road; and has a private, gated entrance to the side of the main building. This path opens into the beautiful south-westerly aspect rear garden, which can reasonably be described as large for the area. With many shrubs and trees both in the garden and beyond, it is a very pleasant, verdant outlook. The flat offers level access to the garden from its entrance hall. The hall itself opens out to become a centrally positioned dining area, and provides access to all rooms as well as a very useful, large storage cupboard at the far end.

An elegant sitting room with large bay window and attractive fireplace incorporating solid fuel stove providing a focal point is to the front of the property. A range of bespoke, built-in shelves and workstation make excellent use of the wall facing the fireplace. The engineered oak floor brings a classic, warm feel, and extends beyond into the hall and bedroom 2.

The kitchen breakfast room is positioned at the rear, and has a large sash window framing the garden view, with a breakfast seating area built in front of the window. The kitchen comprises a comprehensive range of modern, Shaker-style units incorporating free standing range style cooker, and integrated dishwasher and washing machine. With blue and white tiling and a classic terracotta quarry tiled floor, this is a relaxed and inviting space.





Both bedrooms are generous doubles. The rear and largest room has window overlooking the garden, built-in cupboard, and space for a variety of free-standing furniture. The second bedroom overlooks the front garden and is a generously sized second double bedroom. The bathroom is positioned off the central hall and has a modern white suite comprising bath with shower end incorporating curved glass screen and monsoon mixer shower, wash basin set into a vanity unit, WC, period style radiator/towel rail and partly tiled walls.

Externally the flat owns a section of the front garden (the sloped part) thus controlling its immediate outlook. In the rear garden are two brick built storage sheds adjacent to a sunny patio area extending from the rear of the house. The remainder of the garden is laid to lawn with mature flower and shrub borders, as well as a variety of trees. At circa 47 x 34 feet it can reasonably be considered a large garden for the area and would certainly suit someone with green fingers. We have included some spring/summer to give a flavour of what can be expected beyond winter. Beyond the garden is the cutting for the Severn Beach train line which is flanked with mature trees and provides a green and pleasant outlook. The train line is a limited use commuter only train consisting of two carriages and has an approximately hourly service both in and out of Bristol to Severn Beach. Clifton Down station is a short walk away and therefore along with numerous bus routes provides excellent access both into the city and beyond via Temple Meads station.

The wider area offers excellent amenities, including practical things like a great child's nursery and school through to a range of restaurants, bars and cafes, a choice of supermarkets, gyms, and access to green space on The Downs. With ready access to road networks and a rail link to Temple Meads the area is well positioned for those needing to commute.



Important Information:

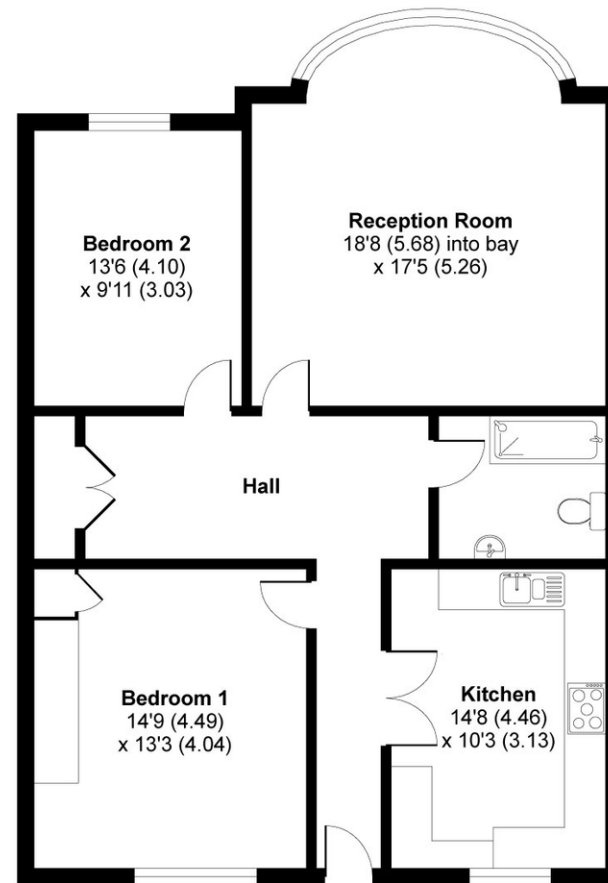
Remainder of a 999 year lease (965 years remaining).
 Service Charge £200 per month.
 Ground rent £20 per year. No known mechanism to increase.
 There is a resident run management company.
 3 Osborne Road Management Company Limited.
 Council tax band D.
 This information should be checked by your legal adviser.

Energy Performance Certificate: Rating D
Council Tax: Band D

Osborne Road, Clifton, Bristol, BS8

Approximate Area = 1074 sq ft / 99.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1406404



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Office:

125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T: 0117 962 2299
sales@leeseandgordon.co.uk
leeseandgordon.co.uk