



Hall and Lower Ground Floor Maisonette
4 Gloucester Row, Clifton
Bristol, BS8 4AW

HALL AND LOWER GROUND FLOOR MAISONETTE, 4 GLOUCESTER ROW, CLIFTON, BRISTOL, BS8 4AW

SUMMARY OF ACCOMMODATION

A stunning, light and spacious (c 1830 sq ft.) maisonette set over the hall and lower ground floor of this imposing Georgian Townhouse which offers pleasant outlooks over Christchurch Green and a superb central Clifton Village location.

Offered for sale with no onward chain the property offers many other benefits including three double bedrooms, a well proportioned south facing garden at lower ground level and a spacious south facing terrace at hall floor level. Internally the property offers a modern and stylish finish alongside many lovely period proportions and features.

The hall floor consists of an initial entrance hallway leading to a beautifully appointed shower room, a spacious double bedroom both to the front of the property and to the rear a spacious and light living room. The living room offers ample room for some sizeable furniture, lots of light and access to the aforementioned terrace via double doors. The spacious terrace offers a sunny southerly aspect and some pleasant outlooks over Clifton Village.

Stairs from the living room lead to the lower ground floor which offers a tastefully appointed kitchen breakfast room that provides lots of storage and worktop space as well as a generous dining area. The kitchen is well lit with windows to the side elevation and double doors leading to the garden at the rear. Further to this the lower ground floor offers two further spacious double bedrooms which are served by a stunning shower room. Lastly the lower ground floor provides a utility room which leads on to what could be used as a useful gym or study.

Outside the property offers the previously mentioned terrace and garden. The garden is laid to patio, two decked areas, and a lawn with flower borders to either side. The terrace and garden both offer ample room for garden furniture to enjoy the sunny aspects they both benefit from.

OTHER INFORMATION

Tenure - Leasehold for the remainder of a 999 year lease commencing 29/9/1974

Ground rent - £10 per annum

Service charge - £5,583.57 per annum

Local authority - Bristol City Council

Council tax band - E - Currently £3,316.72 per annum

Listing - The property is Grade II listed

Broadband speeds - Up to 1,800 download and 220 upload

Mobile signal - Good with EE, 02, Vodafone and Three

EPC - Currently D - 67 with potential of C - 74

LOCATION

Gloucester Row is situated in a most sought after location overlooking Christchurch Green. Clifton Village is on the doorstep of the property which offers a variety of shops, boutiques and restaurants as well as several bus routes providing easy city centre access. Bristol city centre is within 1.5 miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.

The vast expanse of Clifton's Downs can be reached within a short distance as can the historic landmark of Isambard Kingdom Brunel's world famous Suspension Bridge spanning the Avon Gorge. This offers access to Leigh Woods and Ashton Court. Both Bristol and Clifton and Long Ashton Golf clubs are a short drive over the Suspension Bridge as well as a local David Lloyd leisure club.

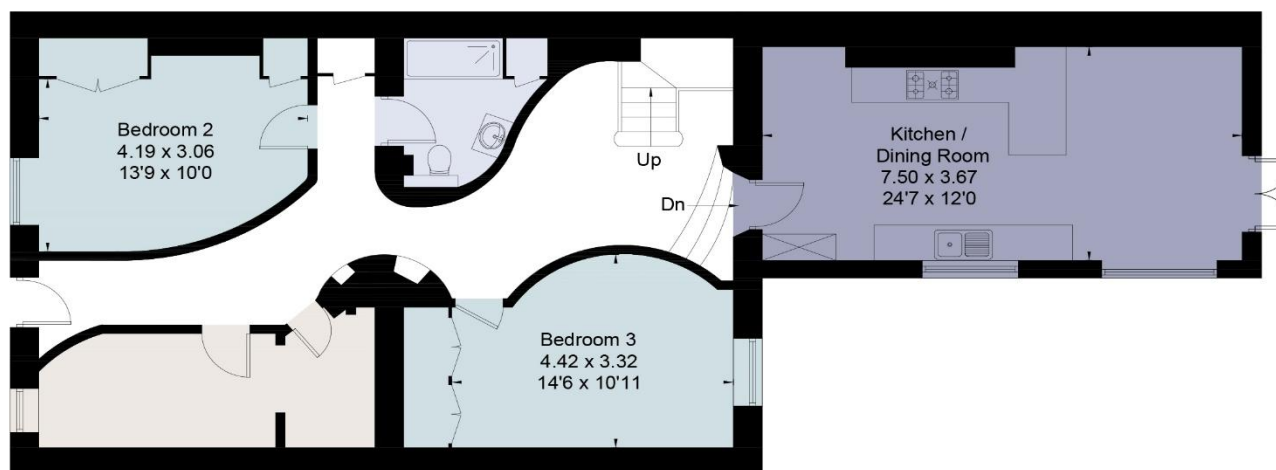
The area is particularly well served for schooling in both the state and private sectors with Clifton College, Clifton High School and Christchurch Primary School being within a short walk. Other nearby schools include BGS and QEH and a number of other schools offer a bus service from Christchurch Green in the mornings during school term times.



Approximate Floor Area = 170.0 sq m / 1830 sq ft



Ground Floor



Lower Ground Floor

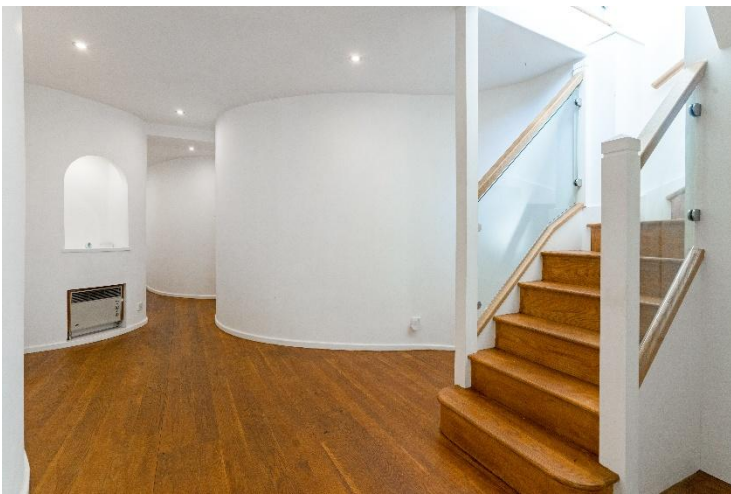


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93680

IMPORTANT NOTE

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OF BRISTOL

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