



College Road, Clifton Bristol BS8 3HZ

welcome to

College Road, Clifton Bristol

Substantial Victorian residence on College Road — a bright, elegant three bedroom home with ensuite and family bathroom, high ceilings, sash windows and private, mature communal gardens and garage, moments from Clifton College and Clifton Village.

Hallway

A central, welcoming hallway connecting all rooms, enhancing the flow and sense of space throughout the property. Its generous width and layout add to the home's overall grandeur.

Living Room

A beautifully proportioned, light-filled reception room with generous ceiling height and large sash windows. This impressive space offers ample room for both seating and dining arrangements, making it ideal for entertaining or relaxed everyday living. Positioned to enjoy pleasant outlooks and direct access to the porch.

Kitchen

A spacious and practical kitchen with excellent natural light and scope for modernisation or personalisation. The room comfortably accommodates storage, preparation space and dining, with potential to create a stylish contemporary kitchen to suit modern living.

Bedroom One

A substantial principal bedroom with generous proportions and a calm, private feel. Large windows ensure superb natural light, while the room easily accommodates a king-size bed and additional furniture. Direct access to the ensuite enhances convenience and comfort.

En-Suite

A well-appointed ensuite serving the principal bedroom, offering good space for a shower, basin and WC. A practical and private addition to the main bedroom.

Bedroom Two

A remarkably large second bedroom with impressive

floor space and excellent versatility. Ideal as a guest suite, large double bedroom or even a combined bedroom-study. Bright and airy with views towards the communal gardens.

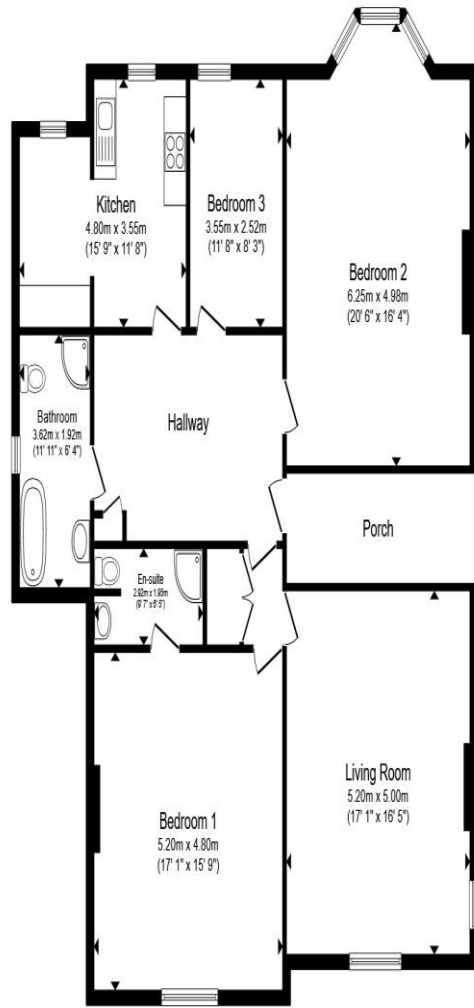
Bedroom Three

A comfortable third bedroom, perfect as a child's room, guest bedroom or dedicated home office. Well-lit and neatly positioned off the central hallway.

Bathroom

A spacious family bathroom with room for a full suite. Positioned conveniently for Bedrooms two and three, offering practicality for family living or visiting guests.

Communal Gardens Garage



Second Floor

Total floor area 144.9 m² (1,559 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

College Road, Clifton Bristol

- College Road adjacent to Clifton College; minutes from Clifton Village
- Three double bedrooms with ensuite plus family bathroom
- High ceilings; original sash windows; Victorian character
- Mature, well-tended communal gardens offering privacy
- Close to The Downs (Clifton Down and Durdham Down)

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 4482.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£900,000



view this property online allenandharris.co.uk/Property/CLI109949



Property Ref:
CLI109949 - 0003

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