



PRINCESS VICTORIA STREET

Clifton, BS8

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PRINCESS VICTORIA STREET CLIFTON VILLAGE

A beautifully presented three-bedroom Grade II listed Georgian townhouse in the heart of Clifton Village, available chain free.

			EPC
3	2	2	C
	Grade II listed		

Local Authority: Bristol City Council

Council Tax band: E

Tenure: Freehold

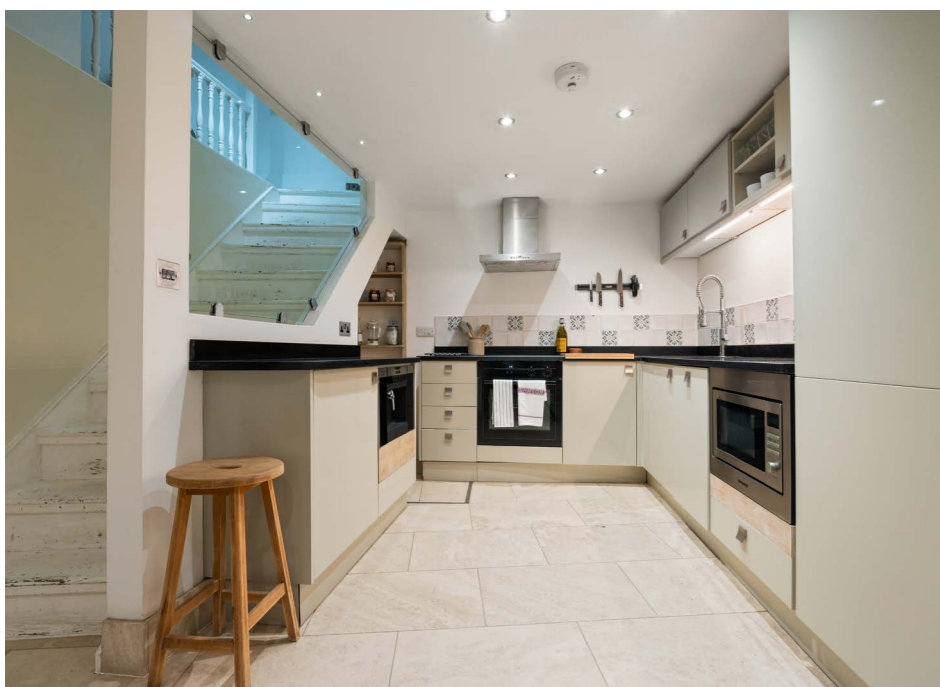
Guide Price: £825,000

Brilliantly located moments from the Clifton Suspension Bridge and the coffee shops, boutique shops, and restaurants of Clifton Village, this Georgian home has been well maintained, decorated and upgraded by the current owners. Recent improvements include a new roof (2025), replacement sash windows, new carpeting and a refreshed façade. The home has gorgeous original features with many modern additions added throughout.





The original front door opens into an inner lobby, leading to a stunning open-plan reception space. This generous area spans the entire floor, offering flexibility for both living and entertaining. Engineered wood flooring runs throughout, complemented by a wood-burning stove set within an impressive fireplace. A large south-facing sash window provides an attractive outlook onto Princess Victoria Street. To the rear, a cleverly designed office area features a built-in desk and storage, with a skylight above. A conveniently located guest WC completes this level.



The lower ground floor has been designed as an impressive open plan kitchen and diner space with large stone tiles in the kitchen and wooden flooring through the dining area. A new log burner has been added within the original fireplace featuring built-in shelving around it. At the rear, there is clever use of the understairs storage to create good larder space. In the vault area at the front, a laundry room with washing machine, dryer and sink, and separate wine cellar, have been created. The current owners have dampproofed the entire lower ground floor.





The principal bedroom is located on the first floor and features intricate cornicing, a decorative ceiling rose, and an impressive south-facing sash window. The well-appointed family bathroom includes a spacious walk-in shower, with the boiler discreetly housed within this room. On the second floor, there are two additional bedrooms. The front bedroom mirrors the proportions of the principal bedroom below and benefits from a large sash window overlooking the front aspect. The third bedroom is a comfortable single.

A small outdoor area is accessed from the half landing between the ground and first floors.





Xara Grigg

0117 317 1998

xara.grigg@knightfrank.com

Knight Frank Clifton

1 The Mall

Clifton, BS8 4DP

knightfrank.co.uk

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Total: 2134 sq. Ft, 198 m2

110 Princess Victoria Street, Clifton, Bristol, BS8 4DB

All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. @propertylaine.co.uk



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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