

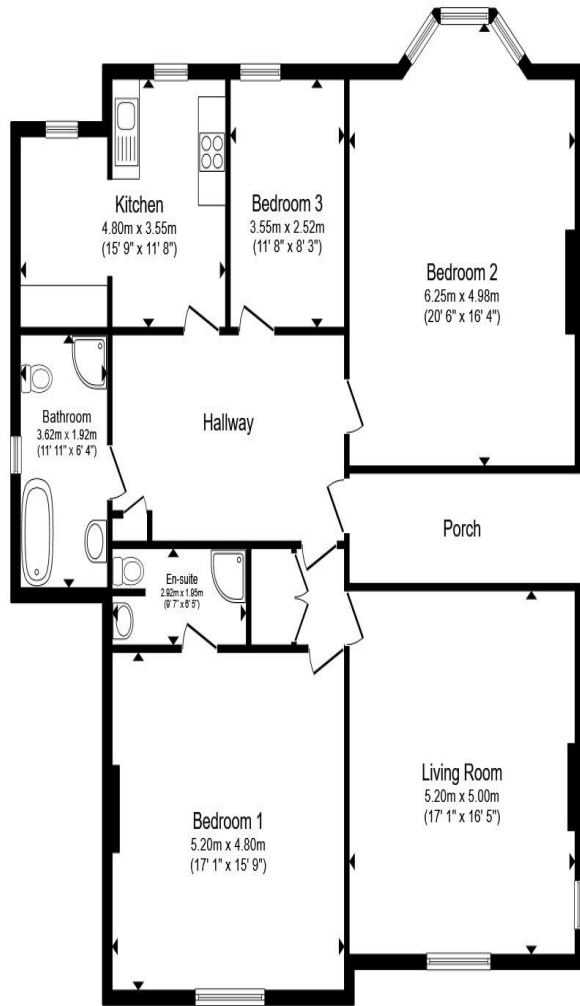


College Road, Clifton Bristol BS8 3HZ

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.





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



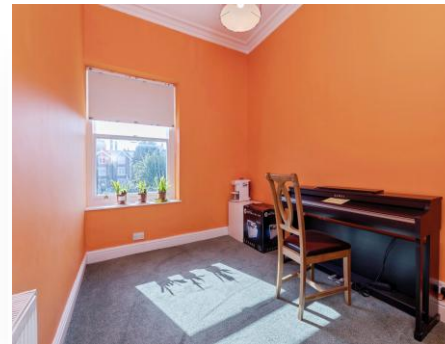
welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/CLI109949](https://www.allenandharris.co.uk/Property/CLI109949)

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.



Property Ref:
CLI109949 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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