



DUNCAN HOUSE

Clifton Down Road



FIRST FLOOR FLAT DUNCAN HOUSE

Elegant first-floor Georgian apartment in the heart of Clifton Village, featuring a stunning triple sash windowed drawing room, allocated parking, communal gardens and no onward chain.

			EPC
2	1	1	TBC
Grade II listed			

Local Authority: Bristol City Council
Council Tax band: E
Tenure: Leasehold
Ground rent: N/A
Service charge: £150 per month

Guide Price: £475,000



Duncan House is brilliantly located at the heart of Clifton Village, approached via its carriage driveway off Clifton Down Road. The flat benefits from allocated parking space to the front of the property.

The flat is found on the first floor of this Grade II listed Georgian property and boasts many period features: tall ceilings; sash windows with working shutters; cornicing and tall skirting boards. To the front is the main living space, an impressively sized drawing room with three sash windows on the south west elevation, with window seats to look out over Clifton Village. The space is large, with plenty of room for both a lounge and dining area, and hosts an impressive period fireplace with gas fire. Adjacent is the kitchen with a further sash window to the front of the property, allowing plenty of natural light, equipped with fridge/freezer, washer/dryer, gas hob, oven and dishwasher.



The two bedrooms are on the rear elevation, both with sash windows looking over the gardens at Duncan House and orientated to get the morning light. Bedroom one has ample storage space and bedroom two is dual aspect. Both bedrooms are serviced by a family bathroom.

Externally there is access to a communal level garden and importantly off street parking for one vehicle.

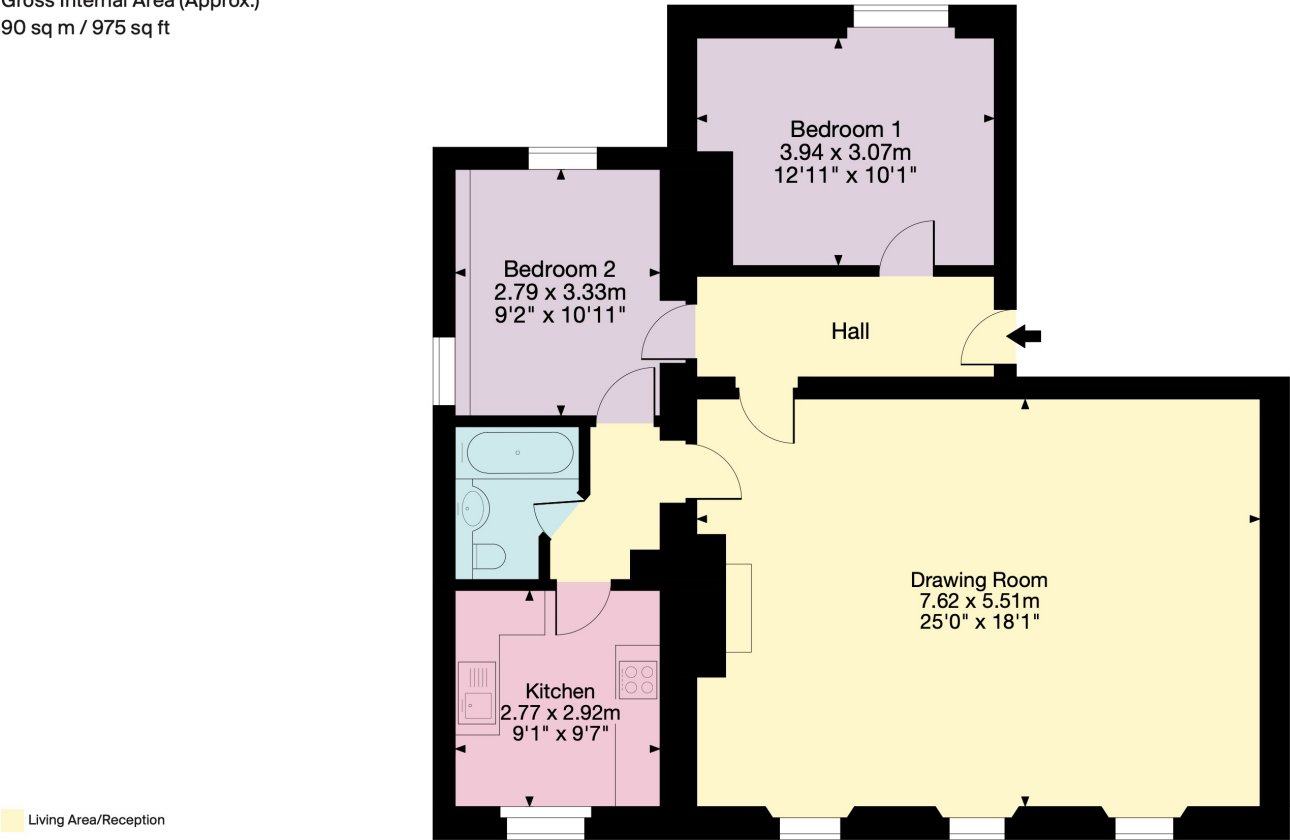
Offered with no onward chain.



Duncan House

Clifton Down Road, Bristol

Gross Internal Area (Approx.)
90 sq m / 975 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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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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