

## St. Pauls Road, Clifton BS8 1LX

Asking Price £500,000

- Spacious Two Bedroom Maisonette
- Immaculately Presented Throughout
- Over 1000 sqft Of Accommodation
- Modern Fitted Kitchen / Breakfast Room
- Sitting Room Leading to Rear Garden
- Master Bedroom with En-Suite Shower Room
- Additional Family Bathroom
- Fully Enclosed 40ft Rear Garden with Patio Area
- Private Driveway - Off Street Parking

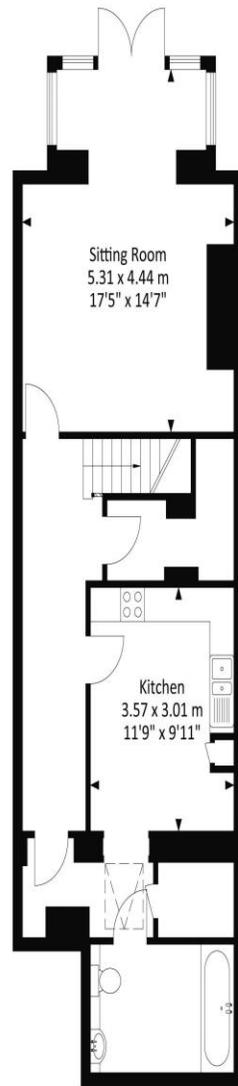
### SUMMARY

Located in a central Clifton location, this spacious two-bedroom maisonette is beautifully presented throughout offering lots of natural light, a large enclosed rear garden and off-street parking. The accommodation is laid over two floors with the hall floor consisting of the master bedroom which boasts a deep walk-in wardrobe and shower room en-suite with enclosed mains fed shower, floating sink, WC, and heated towel rail. The second double bedroom has built in shelving and could be used as an office. To the lower ground floor there is a modern fitted kitchen which offers a range of base and wall units with worktop over. Integrated appliances include fridge freezer, dishwasher, double oven, microwave and four ring gas hob with extractor. Stainless steel sink with food waste disposal and drainer. There is space for a washing machine / dryer and has tiled flooring. The living room is a large bright room with French doors to the private rear garden. The family bathroom consists of a mains fed shower over bath, WC, Floating sink, heated towel rail and tiled floor. A large storage room with ventilation unit and hot water cylinder complete the downstairs accommodation. Outside to the rear is a fully enclosed garden with large patio area, perfect for alfresco dining with steps up to a level artificial lawn. To the front is a drive which is suitable for two vehicles.

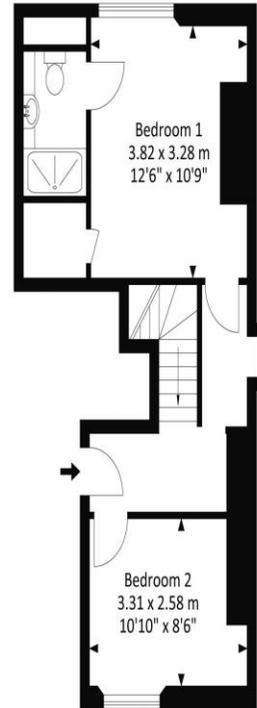


# St. Pauls Road, Clifton Bristol BS8 1LX

Approx. Gross Internal Area  
1025.40 Sq.Ft - 95.30 Sq.M



Lower Ground Floor



Ground Floor



**Tenure**  
Leasehold

**EPC Rating**  
D

**Council Tax Band**  
C

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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