



4 CALEDONIA MEWS, PRINCESS VICTORIA STREET,
CLIFTON VILLAGE, BS8 4DA

GOODMAN
& LILLEY







4 CALEDONIA MEWS, PRINCESS VICTORIA CLIFTON VILLAGE BS8 4DA

GUIDE PRICE
£600,000

A charming two double bedroom period mews house, stylishly presented and set in arguably one of the best locations in Bristol, if not the South West.

A truly special residence, offered to the market with no onward chain.

Summary

The property boasts open-plan living spaces that are both stylish and functional, creating a perfect setting for contemporary living. A light-filled sitting room offers generous space with stairs rising to the first floor and opening into a tasteful finished kitchen / dining room with a utility room. The first floor offers two generously sized double bedrooms, and a four-piece bathroom featuring a walk-in shower, and freestanding bath. This home offers ample space with superb access to Clifton Village and all that it offers.

Location

Superbly located close to Brunel's famous Suspension Bridge within walking distance of all local quality restaurants, boutiques, café's, bars and amenities of central Clifton Village.

Bristol City Centre & M32 link to the M4/M5 motorway network is approximately 2 miles travelling distance. The Ashton Court Estate, Long Ashton, Bristol & Clifton Golf Clubs are a short distance away via the Clifton Suspension Bridge, together with a good selection of private and state schooling in close proximity to include Clifton College, Clifton High School & Christchurch Primary.

Accommodation

Please see the floorplan for room measurements and property layout.

Approach & Entrance

The property can be found set on an attractive cobbled mews just off of Princess Victoria Street at the heart of Clifton Village.

Sitting Room

There is a generous sitting room with double glazed window to the front aspect, feature fireplace, wooden flooring, that has stairs rising to the first floor and opens into the kitchen / dining room.

Kitchen / Dining Room

A tasteful finished kitchen and dining room with wood flooring throughout, space for a dining table, and double glazed windows to the front aspect. The kitchen comprises fitted cupboards, draws and display units with wood work surfacing over and tiled surround, there is a fitted Belfast sink, cookers and with plumbing and space for a dish washer. Door to the utility.

Utility

With plumbing and space for a washing machine and a standard fridge / freezer.

First Floor

Landing

A wonderfully light landing area with great natural light from a glazed atrium with built in storage and space for a desk/work station. Doors to:

Bedroom One

A good sized double room with double glazed window to the front elevation recessed shelving, space for wardrobe and radiator.

Bedroom Two

The second double room with double glazed window to the front, radiator and space for wardrobe.

Bathroom

A four piece suite comprising a free standing bath, walk in shower with glass screen, wash basin and wc. Tiled flooring and surrounds, with a skylight window.

Parking

There is a parking space to the front of the building.



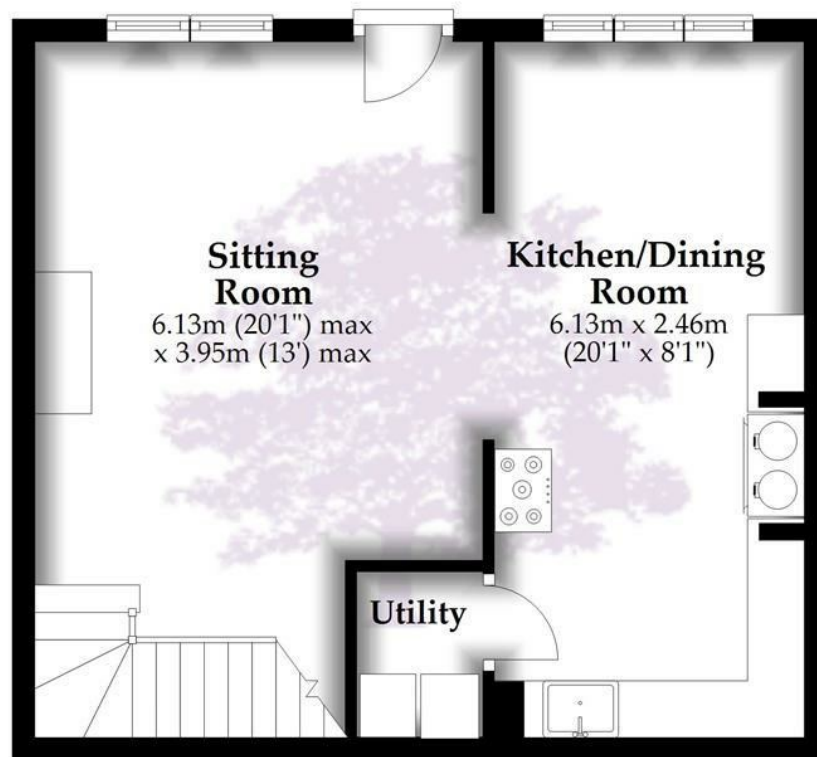
- Superb Period Mews House
- Fantastic Clifton Village Location
- Two Double Bedrooms
- Tastefully Presented Throughout
- No Chain
- Viewing Highly Recommended





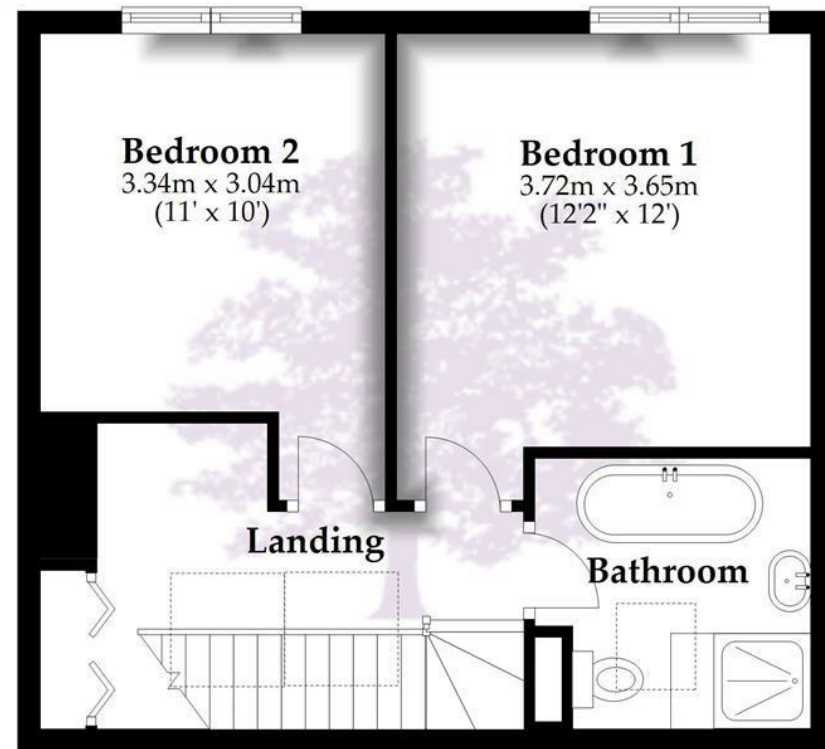
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 83.2 sq. metres (895.9 sq. feet)

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.

Plan produced using PlanUp.

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