



GARDEN FLAT 14 HANBURY ROAD,  
CLIFTON, BS8 2EW

**GOODMAN  
& LILLEY**



AN IMMACULATE GARDEN APARTMENT FORMING PART OF THIS HANDSOME PERIOD TOWNHOUSE IN SOUGHT AFTER CENTRAL CLIFTON OFFERING THE ADDED BENEFIT OF A PRIVATE REAR GARDEN AND OFF STREET PARKING. NO CHAIN.

### Private Entrance

Via front of property with main entrance door to inner lobby and on into the apartment.

### Living Room

A superb area with double glazed bay window to the front, cupboard housing gas boiler and opening into:

### Kitchen

Modern fitted kitchen area with feature lighting, integrated appliances, work surfacing, sink unit, tiled flooring and with access to a rear lobby with doors to the bedrooms.

### Bedroom 1

Double glazed window to the rear, radiator.

### Bedroom 2

Double glazed door to the rear providing access to the garden, radiator.

### Bathroom

A well fitted fully tiled bathroom in white with panelled bath, shower over, wash basin and low level wc.

### Garden

A private west facing rear garden. Fully enclosed providing a wonderful space for a barbecue.

### Parking Space

Allocated parking at the front of the building.

### Further Information

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- Two Bedroom Garden Apartment
- No Onward Chain
- Bathroom WC
- Rear Courtyard Garden
- Central Clifton Location
- Fitted Kitchen
- Allocated Parking



GUIDE PRICE £380,000



**Floor Plan**  
Approx. 77.2 sq. metres (830.4 sq. feet)



Total area: approx. 77.2 sq. metres (830.4 sq. feet)

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**The Property  
Portal**

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