



1 GOLDNEY ROAD,
CLIFTON, BS8 4RB

GOODMAN
& LILLEY







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GUIDE PRICE
£600,000

This delightful home is arranged over two floors and offers spacious, well-planned accommodation throughout. The ground floor is entered via a private hall, with a generous living room featuring an attractive bay window and elevated outlook. Opposite, a beautifully appointed kitchen/dining room provides an exceptional entertaining space, complete with quality fitted units, solid wood worktops, a recently installed Bertazzoni oven, and direct access to the rear garden. The layout creates a wonderful sense of flow between indoor and outdoor living.

Accommodation

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Stairs lead down to the lower ground floor, where two comfortable double bedrooms are found, along with a contemporary family bathroom fitted with a white suite, separate shower cubicle, underfloor heating and heated towel rail. There is also a highly useful storage room and a separate utility

cupboard with space for laundry appliances. A second private entrance is located on this level, offering additional flexibility.

Externally, the property truly excels. To the rear is a large, mature private garden, mainly laid to lawn with established borders and a decked seating area ideal for al fresco dining. A gate provides access to the off-street parking space. To the front there is a small garden area.

Further benefits include off-street parking, a long lease, and the significant advantage of being offered to the market with no onward chain.

Location

Clifton remains one of Bristol's most prestigious and characterful neighbourhoods, celebrated for its elegant architecture, vibrant café culture and exceptional choice of independent boutiques and eateries. Contemporary favourites such as Kibou and Foliage Cafe sit comfortably alongside

longstanding local institutions including The Coronation Tap and Portcullis Pub, while the iconic Avon Gorge Hotel offers spectacular views across the Avon Gorge.

The area is perfectly placed for enjoying Bristol's open green spaces, with The Downs just a short walk away and the expansive grounds of Ashton Court Estate accessible via the world-famous Clifton Suspension Bridge.

Clifton Village also benefits from excellent connectivity, lying within easy reach of Bristol City Centre and the ever-evolving Bristol Harbourside, now home to a growing number of major employers and cultural attractions. South of the river, the vibrant North Street is around a 20-minute walk across Greville Smyth Park and is well known for its independent bars, restaurants and impressive street art scene.

Additional Information

Leasehold for the remainder of a 999

year lease from 1 July 1987, with an annual ground rent of £50 p.a. The monthly service charge is £150.



- A unique maisonette
- Sought after Clifton location
- Off street parking space
- Two double bedrooms
- Beautifully appointed kitchen/dining room
- No Onward Chain
- Large garden



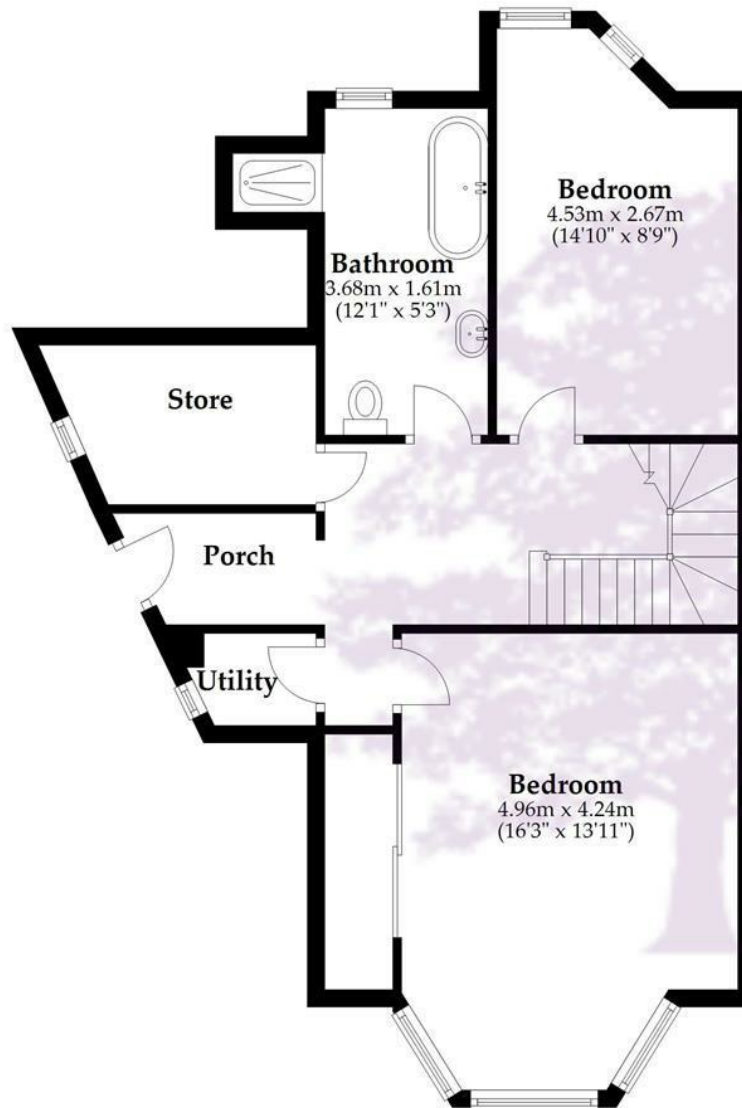


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Basement

Approx. 63.2 sq. metres (680.8 sq. feet)



Ground Floor

Approx. 52.6 sq. metres (566.5 sq. feet)



Total area: approx. 115.9 sq. metres (1247.2 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.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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