

estate agents **auctioneers**

**hollis  
morgan**

9 Hill View, Cliftonwood, Bristol, BS8 1DF

£475,000

Hollis Morgan - A charming end of terrace Victorian family home within easy walking distance of Clifton Village. The property is well presented and also benefits from front garden and South West facing rear. Chain Free.

- Victorian End Terrace House
- Two Double Bedrooms
- Open Plan Living Space
- Separate Modern Kitchen
- Period Features
- Front & Rear Gardens
- South West Facing Rear Garden
- Gas Central Heating
- Close Proximity to Clifton Village
- Chain Free

### The Property

This charming end of terrace Victorian property set within an attractive cul-de-sac of similar period houses. On entering the property you are greeted by a traditional entrance vestibule, with tessellated tiled flooring and a partially glazed inner door to the hallway.

A bay fronted family room boasts a cast iron coal effect fireplace with attractive wooden surround and flows to an additional dining room with exposed wood flooring and french doors to the rear garden.

In addition there is a recently fitted modern kitchen with a range of wall and base units and integrated appliances including oven/grill with extractor, fridge/freezer and dishwasher.

On the first floor there are two spacious and bright bedrooms, both benefiting from exposed wood flooring with views over the front and rear aspects respectively. The master of which enjoys an original feature fireplace and large sash window. Completing this floor is a recently fitted contemporary four piece family bathroom, again with solid wood flooring.

Externally the property enjoys a low maintenance south west facing rear garden which enjoys the sun throughout much of the day whilst at the front, unusually for the street, there is an additional walled garden, with separate shed

### Location

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

### Other Information

Freehold  
Council Tax Band: D

### Other Information

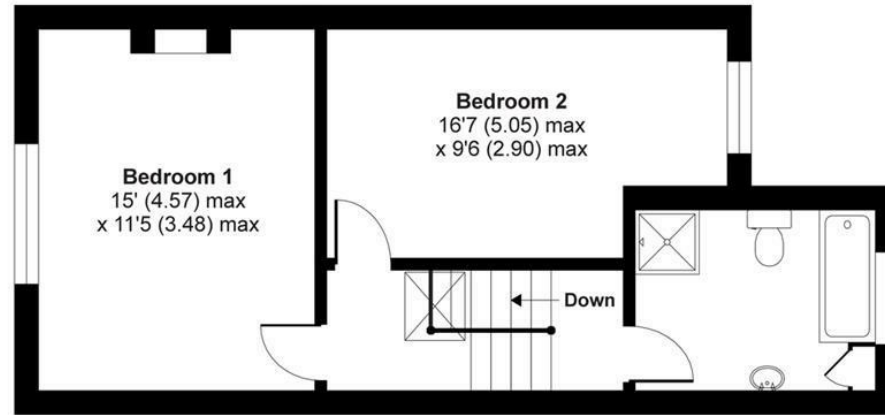
Leasehold.  
Management Fee:

Council Tax Band:

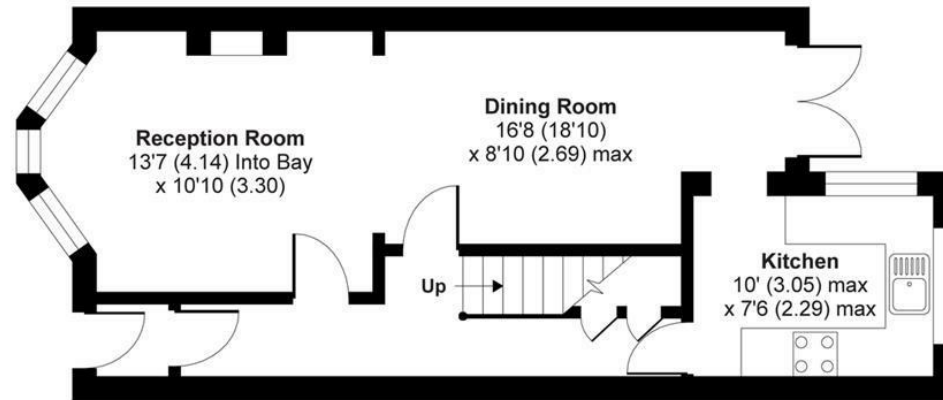


# Hill View, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 945 SQ FT 87.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

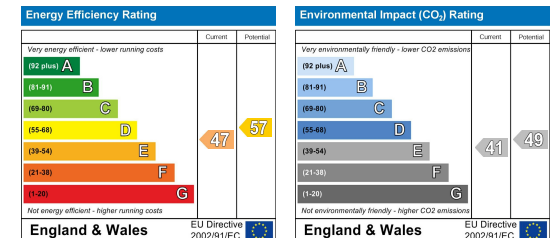
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



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