

estate agents **auctioneers**

**hollis
morgan**



4 Alma Road Avenue, Clifton, Bristol, BS8 2DH
£900,000

A magnificent four story 2200 sq ft 6 bedroom refurbished family home situated in a sought after Clifton location.

- 6 bedroom Victorian house over 4 floors
- Modern kitchen diner with access to garden
- Family Bathroom and wet room
- Lower ground floor offering multiple use
- Garden
- Gas central heating
- Parking & Garage available by separate negotiation

The Property

This impressive terraced Victorian property has undergone complete refurbishment throughout resulting in a superb home ideal for family life and entertaining.

It also offers an immaculate well established town garden with shrubs and seasonal flowers on borders and large basement area offering multiple functions making it ideal for families.

The ground floor feels wonderfully open and incredibly light throughout. It comprises spacious reception room with period marble fireplace and bay window and an open plan kitchen/dining room with engineered wood flooring throughout and double doors to the garden. The kitchen benefits from marble worksurfaces, island area, matching wall and base units and integrated appliances.

The first floor provides three generously proportioned double bedrooms carpeted throughout with a floor to ceiling tiled wet room complete with shower, low level W.C wash basin and heated towel rail.

Finally, a further three double bedrooms along with an elegant tiled marble bathroom complete with roll top bath, basin and low level W.C occupy the top floor of this charming period home.

Location - Clifton

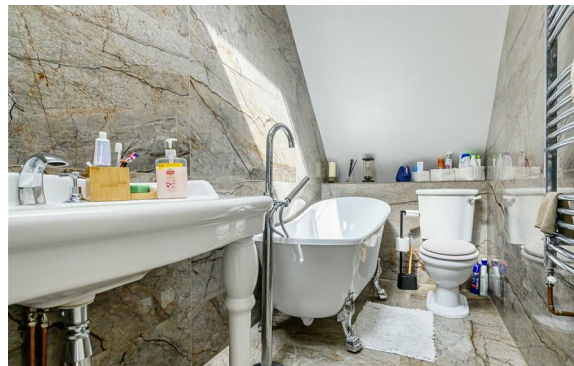
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton 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 E

Please Note

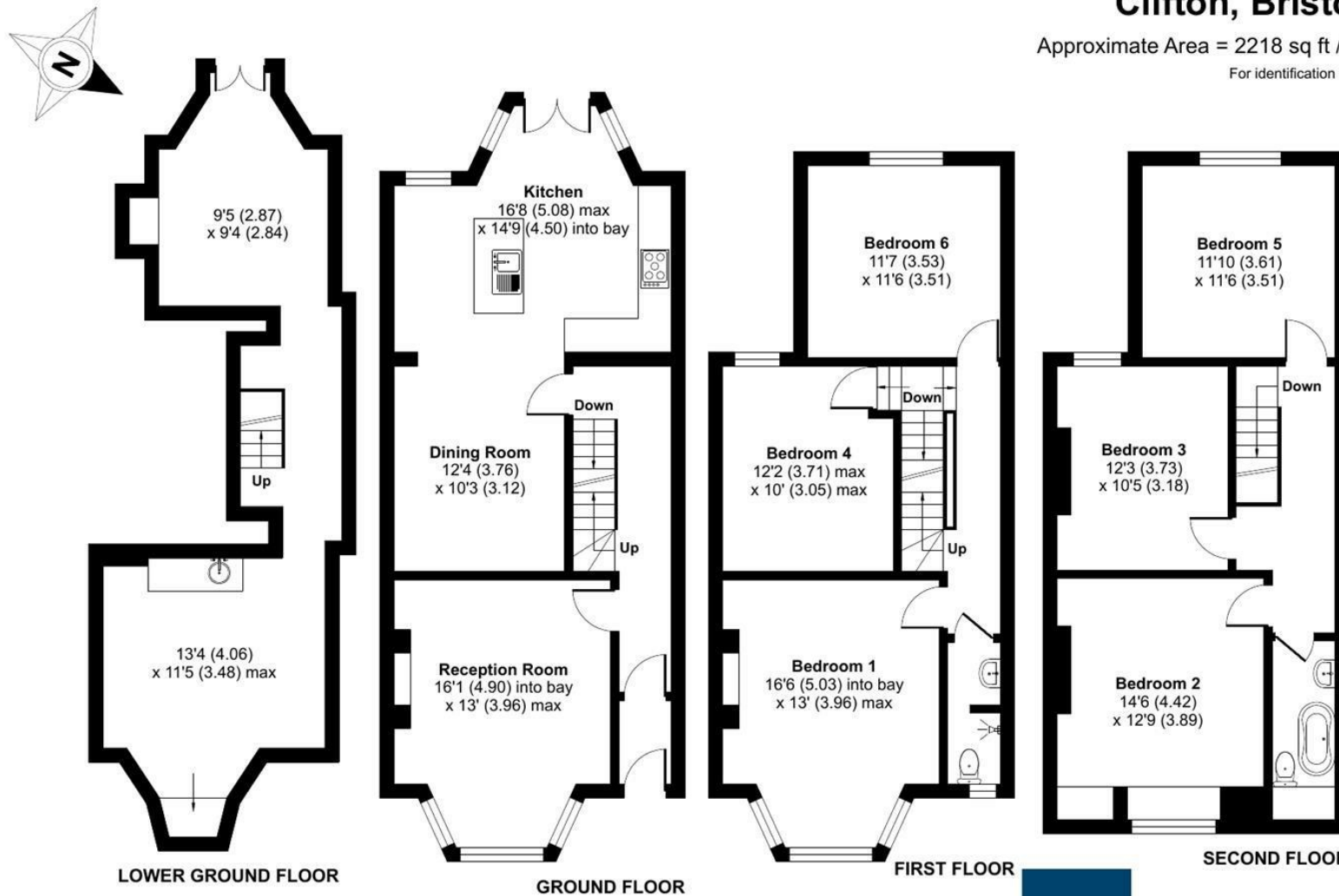
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Clifton, Bristol, BS8

Approximate Area = 2218 sq ft / 206.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Hollis Morgan. REF: 841772



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

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		
	66		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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