

estate agents **auctioneers**



Hall Floor Flat, 9 Osborne Road, Clifton, Bristol, BS8 2HA

£395,000

holders only  
Mon-Fri  
9am-5pm

An impressive two double bedroom ( 900 sq ft) hall floor Victorian conversion in a sought-after Clifton Location.

- Hall Floor Apartment
- Stunning Lounge with period feature
- Generous entrance hall
- 900 Sq Ft
- Cosmetic updating required
- No Onward Chain
- Gas Central Heating

#### The Property

This Period Victorian building presents a wonderful example of a Clifton Conversion property. As you enter the property you are welcomed by a communal hallway, your front door is lined with a creative stained-glass pattern which sets the tone for the characterful period features within. The entrance hall of the property is spacious and welcoming with original Wooden flooring throughout, to the right is the reception room which boasts an expanse of living space with more than enough space to accommodate a large dining table perfect for hosting guests / family. The front of the room presents a grand bay window with traditional working shutters, outlined with original covings and a spectacular ceiling rose drawing your attention.

Towards the rear of the property, you have a practical kitchen accustomed with an oven/ induction hob and space for a washing machine / fridge freezer, there are wooden worktops and tiled splashbacks.

The Family bathroom has modern fittings / updated tiling, equipped with a 3-piece suite.

The flat consists of two double bedrooms, the master includes a substantial marble period fireplace presenting as the centre of attraction within the room.

Both the rooms have a south/westerly aspect drawing in endless sunlight throughout the day with views of the surrounding planted gardens and trees.

#### 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

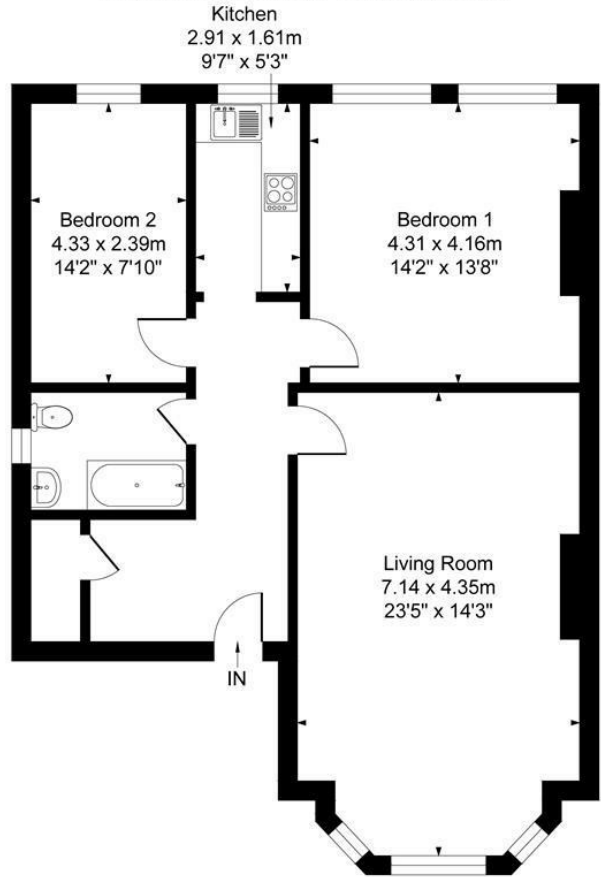
##### Please Note

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**APPROX. GROSS INTERNAL FLOOR AREA 892 SQ FT 82.85 SQ METRES**

TOTAL APPROX. 892 SQ FT 82.85 SQ METRES



**GROUND FLOOR**

Illustrated for identification purposes only, measurements are approximate, not to scale.

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

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