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.

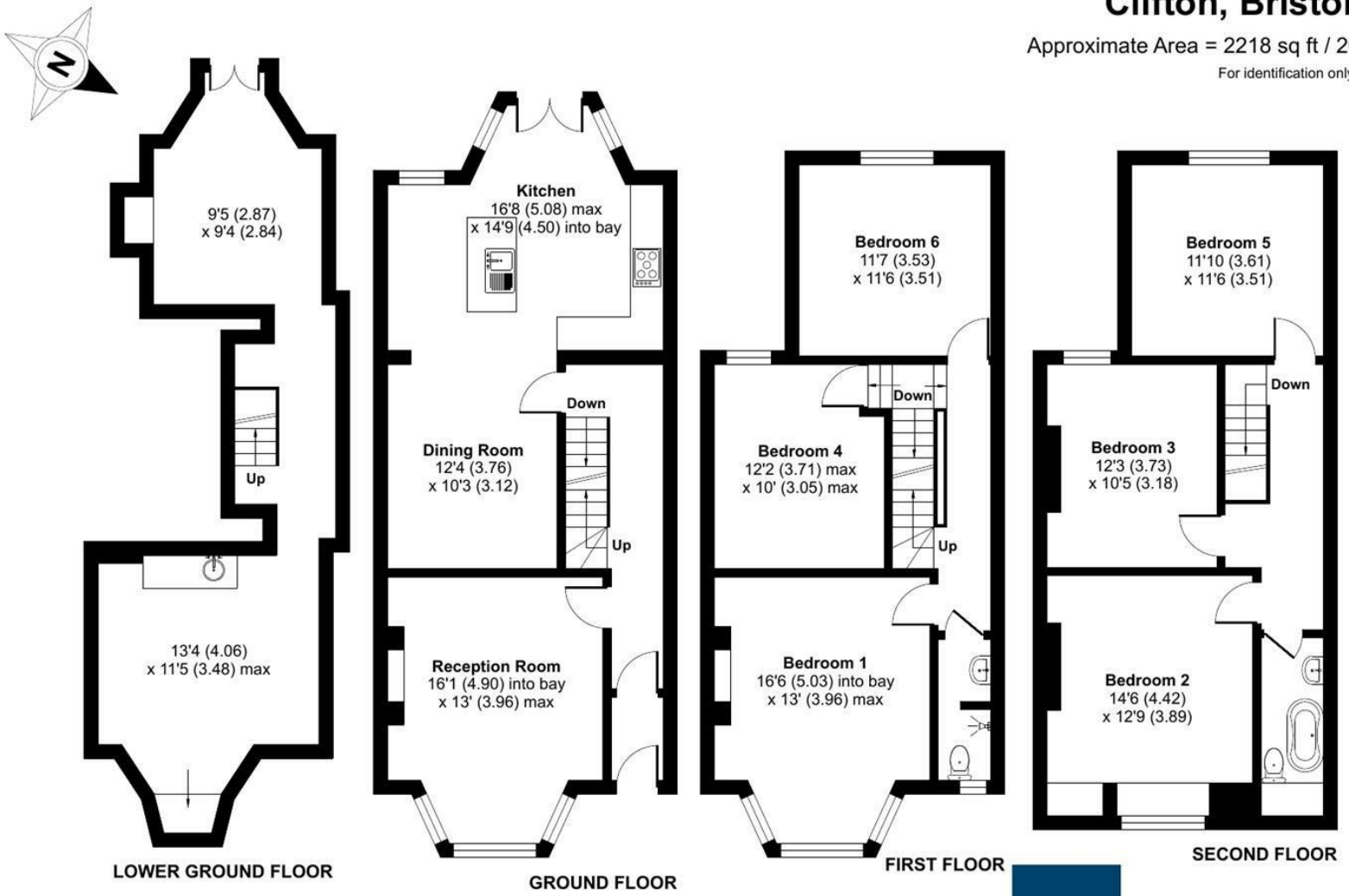
Other Information
Freehold
Council tax Band E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

Clifton, Bristol, BS8

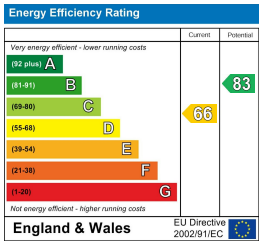
Approximate Area = 2218 sq ft / 206.1 sq m

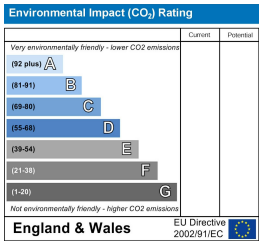
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 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

hollis
morgan