

estate agents **auctioneers**



46 Princess Victoria Street, Clifton, Bristol, BS8 4BZ

£725,000

Hollis Morgan - A charming Georgian townhouse (1,800sq ft) spread over 4 floors and located in the heart of Clifton Village. Although the property would benefit from general cosmetic updating, there are plenty of original features throughout and also benefits from a good sized private back garden.

- Georgian Townhouse
- Grade II Listed
- 1,800 sq ft - Internal Accommodation
- Four Bedrooms
- Three Reception Rooms
- Private Front and Rear Gardens
- Period Features Throughout
- Open Fire
- Central Village Location
- Fantastic Location

#### The Property

On the market for the first time in 47 years, this charming Georgian townhouse is spread over 4 floors and is located in the heart of Clifton Village.

Although the property would benefit from general cosmetic updating, the house is littered with original features throughout and also benefits from a quaint but good sized cottage style Oasis of a back garden.

The property is accessed via a level approach and the internal accommodation is spread over 4 levels.

The basement currently provides 2 reception rooms with the cosy front room benefiting from an open fireplace and sash window. There is also a separate utility room and cloakroom as well as access to the outside courtyard and garden above.

The hall floor is home to a traditional sitting room complete with period details such as sash window, cornicing and architraves.

The kitchen is accessible either off the main hallway or via a small corridor from the front room and looks out over and provides access to the garden to the rear.

An original intricate staircase allows access to the floors above and the first of which is home to a good sized master bedroom with walk in wardrobe as well as a quaint outlook over the garden as well as the neighbouring period properties.

Also on this level at the front of the building there is a further bedroom and bathroom.

Light floods the top floor landing thanks to a large glazed sky light and a further two good double bedrooms are located on this floor.

Externally the property enjoys gardens front and back. The rear is a delightfully quiet and private, part walled garden which can only be described as a private green paradise in the heart of the village.

#### Location

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgian and Victorian influences Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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

We endeavour to make our sales details accurate and reliable 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. 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.



# Princess Victoria Street, Clifton, Bristol, BS8

Approximate Area = 1804 sq ft / 167.6 sq m

For identification only - Not to scale

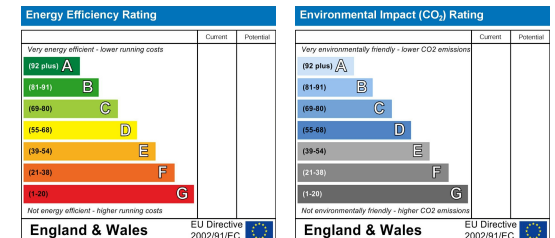


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 636869

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