

estate agents **auctioneers**



10 Sion Place, Clifton, Bristol, BS8 4AX

£625,000

A rare opportunity to purchase a substantial maisonette in the heart of Clifton Village spanning over 1800 sq ft with private parking. In need of complete renovation.

- Grade II listed
- Set Over Two Floors
- Private Entrance
- Renovation Required
- Gas Central Heating
- 1800 Sq Ft
- Private Parking

### The Property

Situated in the heart of Clifton Village this spacious property offers huge potential and generous accommodation set over the top two floor of this stunning period terrace. Access to the property is gained via a private entrance on Sion Place, where parking is also included.

Internally the property boasts a generous living area complete with views over communal gardens, large kitchen/dinner ( 14 x 14 ) study area and four double bedrooms not to mention a family bathroom.

### 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

To Follow.

### Please Note

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