estate agents auctioneers

hollis morgan

Courtyard Flat, 14 Hurle Crescent, Clifton, Bristol, BS8 2TA

£385,000

Hollis Morgan - A spacious two double bedroom on the quiet road of Hurle Crescent with private courtyard area.

- Private Entrance
- Two Double Bedrooms
- Large Lounge
- Private Courtyard
- Close To Whiteladies Road
- Chain Free

The Property
Situated on the lower ground floor level of this grand semi detached Victorian property this courtyard flat offers spacious accommodation on the quiet Hurle Crescent close to local amenities of Whiteladies Road and within comfortable walking distance to Durham Downs.

Internally, the flat is briefly comprised of two generously sized double bedrooms, large living area, kitchen diner and a private courtyard which leads to the front door. The large living area, perfect for entertaining and socialising, benefits from two large sash windows allowing ample natural light from the courtyard. Additionally, there is a closed off fire place which would make an excellent feature should you chose to open it. The kitchen benefits from shaker style wooden wall and base units offering plenty of storage and it comes with integrated dishwasher, electric oven and hob. There is also space for a washing machine and tall fridge freezer. Off the kitchen is the dining area which offers good additional reception space.

Both bedrooms are carpeted, the second bedroom is situated the front which would make an ideal guest bedroom or office space and bedroom one is located at the back of the property. The bathroom is a three piece suite with mains shower over bath, hand basin and w/c.

Finally the private courtyard makes for a perfect space for entertaining and al fresco dining in the summer months.

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
Share of freehold - 999 years from May 1974
Management Fee: £50 pcm
Management Company: 14 Hurle Crescent Residents Association Limited
Council Tax Band: C

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.

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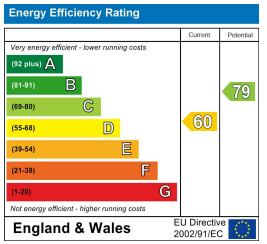
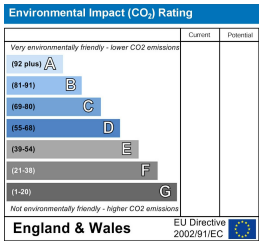
APPROX. GROSS INTERNAL FLOOR AREA 867 SQ FT 80.51 SQ METRES

LOWER GROUND FLOOR

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





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