

estate agents **auctioneers**

**hollis
morgan**

21 Constitution Hill, Cliftonwood, Bristol, BS8 1DG

£445,000

Hollis Morgan - A highly individual Victorian home with fine views and enclosed rear garden

- Victorian Home
- Recently Modernised
- Two Double Bedrooms
- Spacious Kitchen
- Private Garden
- Gas Central Heating
- No Onward Chain

Description

21 Constitution Hill is a charming Victorian property set within an attractive rank of period homes located in a well regarded Clifton location. Internally the property has recently benefited from cosmetic updating throughout and now boasts fresh décor/flooring and a recently installed kitchen. The generous ground floor accommodation comprises living room, dining room and separate kitchen whilst the first floor offers two spacious light filled bedrooms and modern bathroom. Externally the property enjoys a low maintenance south west facing rear garden.

Location

Constitution hill is only a few hundred yards away from Clifton Village with its eclectic range of shops, restaurants and cafes. The University of Bristol and the Royal Infirmary are both within half a mile whilst local bus routes can be found both in Clifton Village and the nearby Jacobs Wells Road.

Living Room

12'7" x 11'11" (3.84 x 3.65)

Dual aspect living room with large double glazed window to front, radiator and French doors leading to private garden.

Dining Room

12'0" x 10'10" (3.66 x 3.32)

Large double glazed window with views onto the garden, radiator.

Hallway

Laminate wood flooring, radiator, thermostat.

Kitchen

13'3" x 9'1" (4.05 x 2.79)

White gloss base units, integrated dishwasher, stainless steel sink and drainer with mixer tap, electric oven and hob, extractor fan, wood effect laminated work tops, tile splash backs, pine wood flooring, recessed spotlights, door to garden and door to courtyard. Window.

Bedroom 1

16'4" x 11'11" (4.99 x 3.65)

Dual aspect with large double glazed windows to the front and side with fantastic views over Brandon Hill and its famous tower. Radiator

Bedroom 2

11'10" x 10'7" (3.63 x 3.24)

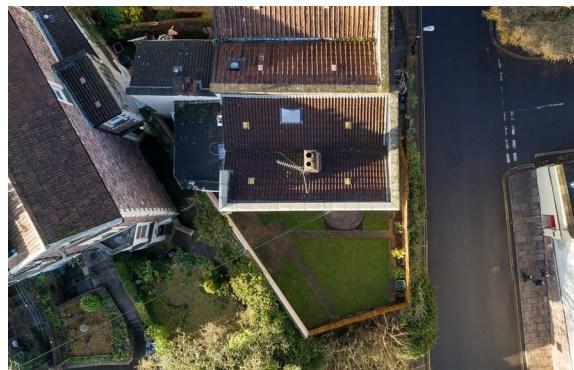
Good size double bedroom with double glazed window and loft access. Radiator.

Bathroom

Four piece white bathroom suite comprising of bath, sink with chrome fittings, wc and large shower cubicle.. Vinyl flooring, Heated towel rail and large storage cupboard housing Worcester boiler

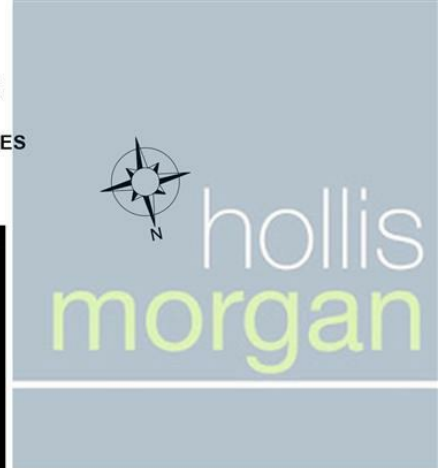
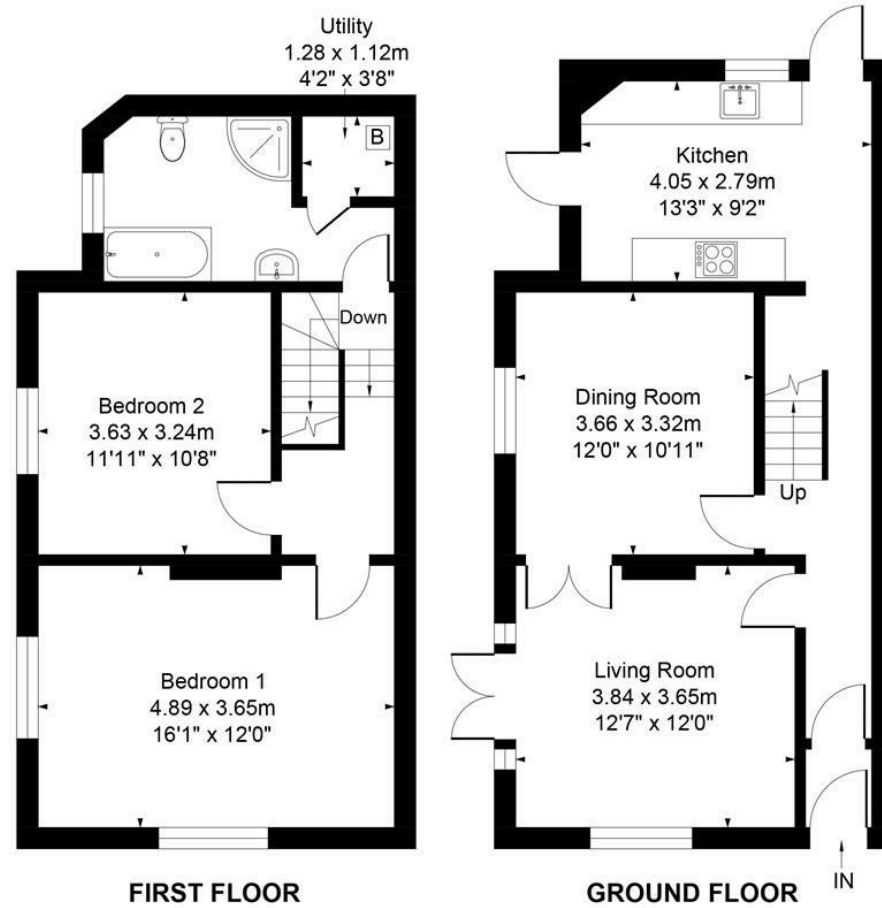
Tenure

Freehold.



21 Constitution Hill, Clifton, Bristol, BS8 1DG
APPROX. GROSS INTERNAL FLOOR AREA 1030 SQ FT 95.75 SQ METRES

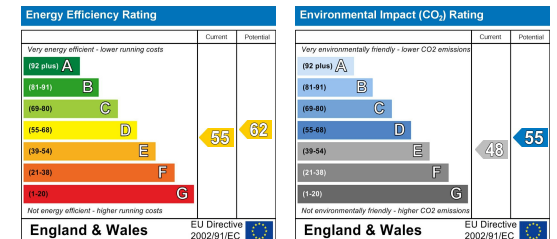
TOTAL APPROX. 504 SQ FT 46.85 SQ METRES TOTAL APPROX. 526 SQ FT 48.90 SQ METRES



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

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