

estate agents **auctioneers**

**hollis
morgan**



60 Oakfield Road, Clifton, Bristol, BS8 2BG

£390,000

A spacious (1000 Sq ft) period apartment with rear garden and garage. No Onward Chain.

- Two Double Bedrooms
- Modern Interior
- Garage
- No Chain
- Clifton Location
- Close Proximity to Whiteladies Road

The Property

This wonderfully presented property provides spacious rooms, a south facing rear garden & garage whilst being situated in a prime location just moments from Whiteladies Road.

The property occupies the entire ground floor and is accessed via a large front courtyard. Upon entering you are greeted by the communal entrance hall that has various built-in storage cupboards & a small cellar which hosts many practical uses.

Centered within the flat is a modern and well cared for kitchen, it consists of cream wall and base units, tiled splashbacks, spotlights and decorated with wooden vinyl flooring. Additionally, there is an oven with an induction hob, extractor fan, washing machine and space for a free-standing fridge/ freezer. Opposite the kitchen is a bright and open living space that has two French doors leading to the garden.

Accommodation at the property features two well-proportioned bedrooms, the main bedroom will comfortably acquire a double bed and has a bay fronted window that allows a surge of light within. The second bedroom also has a door that leads out to the rear garden.

In the bathroom it has been stylishly tiled, fitted with a 3-piece suite & includes a heated towel radiator.

Outside there is a very generous rear garden that is south facing, it offers opportunity and potential to design & scope as you see fit. Furthermore, at the bottom of the garden you have access via a backdoor to a sizeable Garage that does have space for a car.

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.

Further Information

Share of Freehold
£100 Management Fee
Council Tax - B

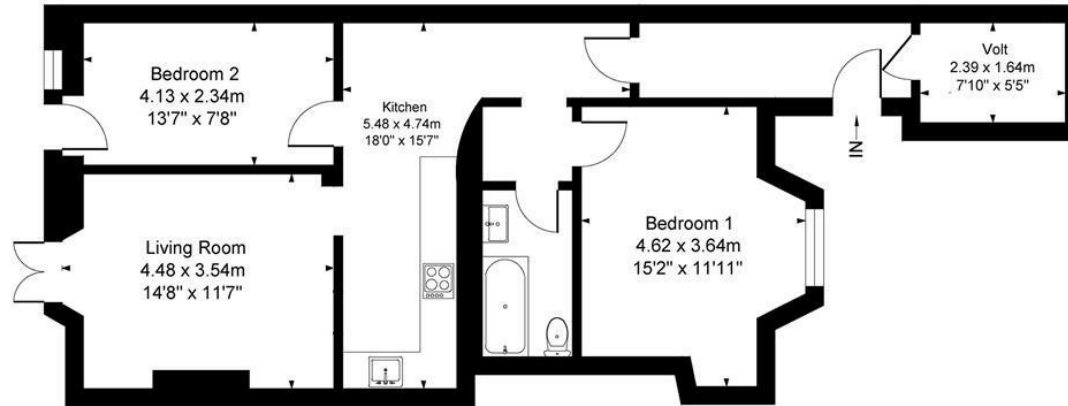
Please Note

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.



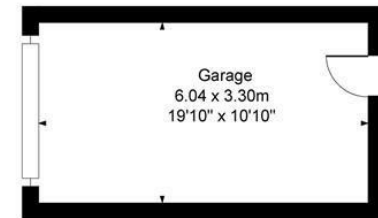
APPROX. GROSS INTERNAL FLOOR AREA 1024 SQ FT 95.10 SQ METRES

TOTAL APPROX. 809 SQ FT 75.14 SQ METRES



TOTAL APPROX. 215 SQ FT 19.96 SQ METRES

LOWER GROUND FLOOR



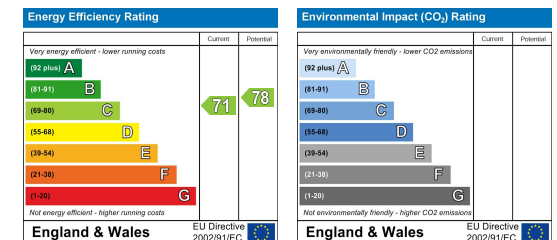
GARAGE

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