

estate agents **auctioneers**



Garden Flat, 12 Osborne Road, Clifton, Bristol, BS8 2HB

£415,000

Hollis Morgan - A beautifully presented and spacious garden flat located in a quiet, pretty residential street in Clifton. Large front and rear private gardens.

- Imposing Period Property
- Mature Private Garden
- Private Entrance
- Large Bay Window & Period Features
- Two bedrooms
- Sought After Quiet Clifton Street
- Walking distance to Whiteladies Road
- Close to Clifton Village
- 5 Minutes From Clifton Down Shopping
- Lovely Presented Home

The Property

Tastefully modernised this spacious and beautifully presented flat occupies the lower ground floor of this impressive property and benefits from large private front and rear gardens.

Internally, the property has been well laid out and with the large front and rear gardens the property offers a fantastic balance and an unusual combination of good inside and outside space.

The reception room is not only well proportioned but is bright and welcoming with an impressive bay sash windows with working shutters, stripped wooden floor boards, feature fireplace and integrated storage.

The kitchen, open plan with the reception room, has been well finished and boasts a range of 'Shaker Style' wall and base units which provide ample storage, a ceramic sink & drainer with mixer tap over, stone flooring as well as a range of integrated appliances which include an electric hob & oven with extractor over, fridge/freezer and dishwasher.

The master bedroom is a generous room which also benefits from a bay window which looks out onto the rear garden. In addition, there is ample space for a range of free standing wardrobes and cupboards. Bedroom two provides access to the garden and a family bathroom completes the accommodation.

Externally, the property has the added benefit of large private front and rear gardens. The rear garden has been split into levels incorporating different decked, grass and patio areas.

Location

Osborne Road is a quiet and pleasant Clifton Residential Street lined with impressive period Mansion houses and superbly well positioned to take advantage of not only the wide range of amenities Clifton Village has to offer but the eclectic mix of shops, cafes and restaurants found on Whiteladies Road.

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

Leasehold. Residue of 999 years

Management Fee: £100 pcm

Council Tax Band: C

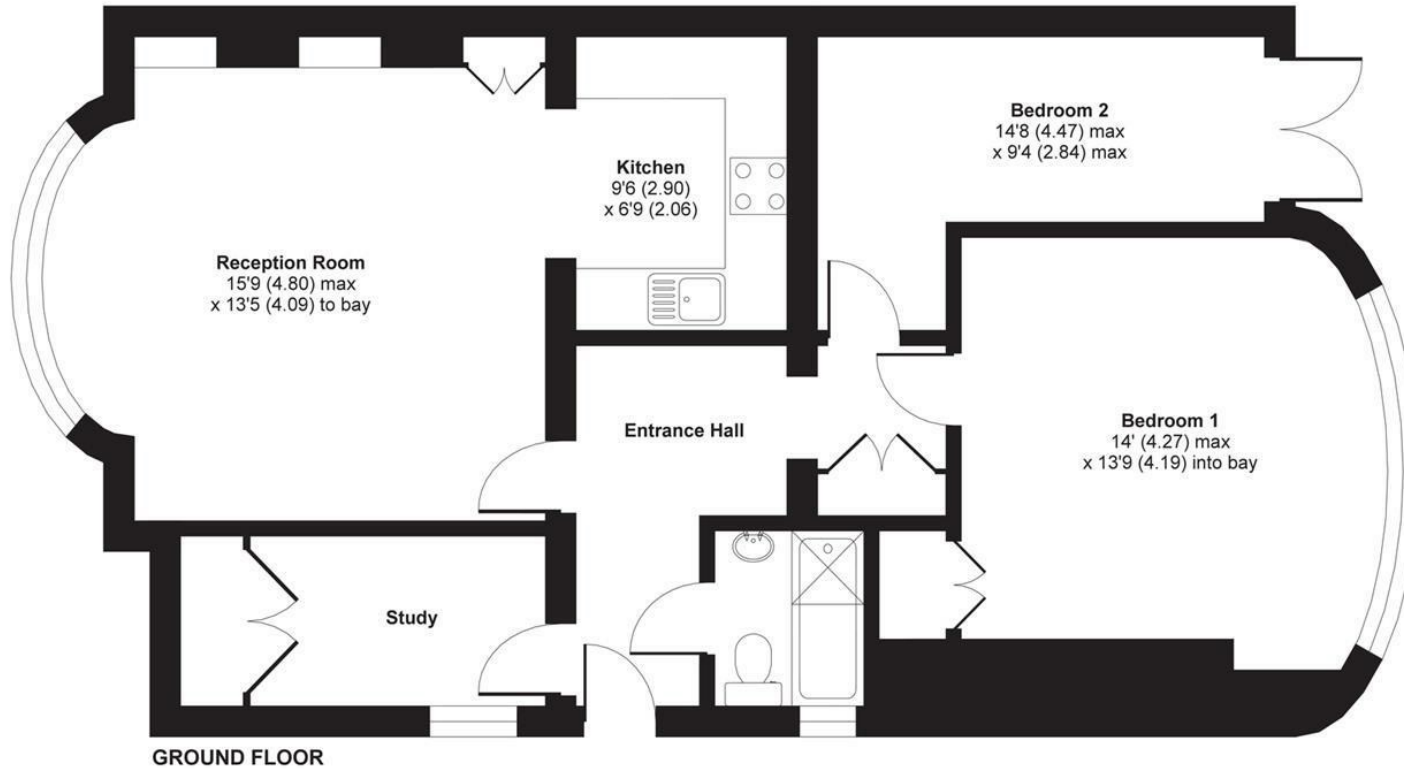
Please Note

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.



Osborne Road, Clifton, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 829 SQ FT 77 SQ METRES



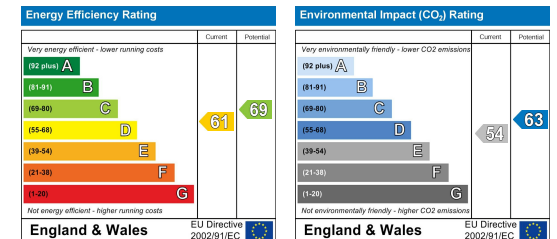
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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