estate agents auctioneers
hollis morgan
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.

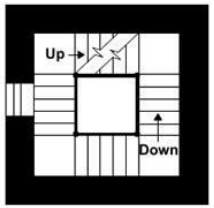
**Other Information**
To Follow.

**Please Note**
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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

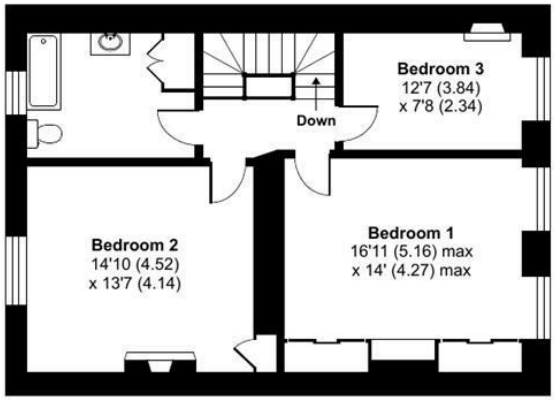
# Sion Place, Clifton, Bristol, BS8

Approximate Area = 1826 sq ft / 169.6 sq m

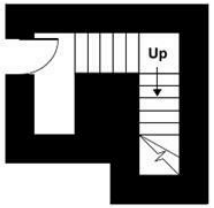
For identification only - Not to scale



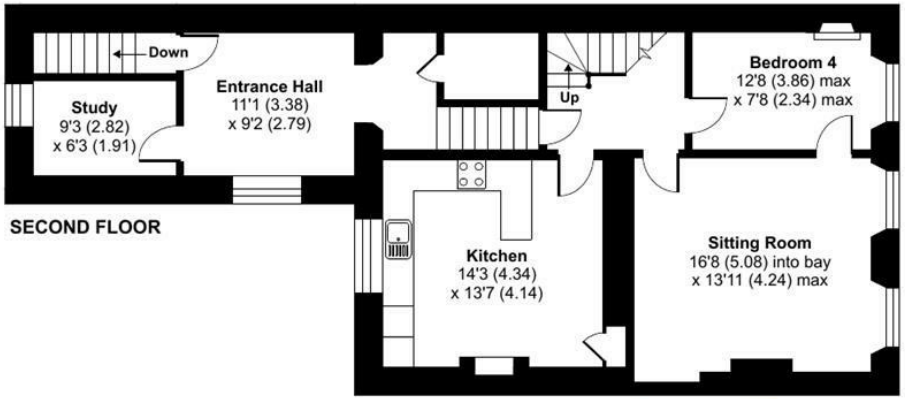

FIRST FLOOR




THIRD FLOOR



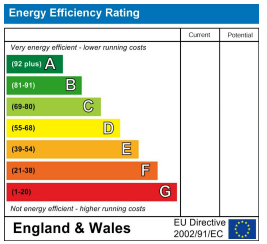

GROUND FLOOR

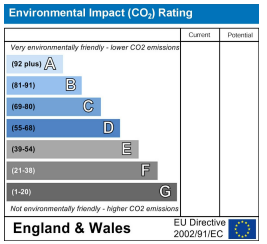



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hollis Morgan. REF: 799439




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

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morgan