Garden Flat, 40 Jacobs Wells Road, Clifton, Bristol, BS8 1DR

£255,000

Hollis Morgan - A charming two bedroom garden flat located conveniently between Clifton Village, Clifton Triangle, as well as the Harbourside. Chain free.

- Ground Floor Flat
- Generous Private Garden
- Two Bedrooms
- Open Plan Living
- Gas Central Heating
- Period Features
- Excellent Location
- Chain Free

The Property
Located at the end of this attractive Georgian Terrace, this charming flat occupies the ground floor and has the added benefit of a generous rear private garden.

The property briefly comprises a good sized open plan living space with feature period fireplace and access to the rear garden.
The modern fitted kitchen features plenty of storage space along with gas hob, electric oven, extractor, sink and draining board.

Both bedrooms are located at the front of the building and are large enough to accommodate double beds.

There is a modern bathroom with shower over bath, basin and low level WC as well as a dedicated utility area with plumbing for washing machine.

At the rear of the building there is a spacious walled garden.

Location
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:
Management Fee: Circa £700 pa

Council Tax Band: B

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.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

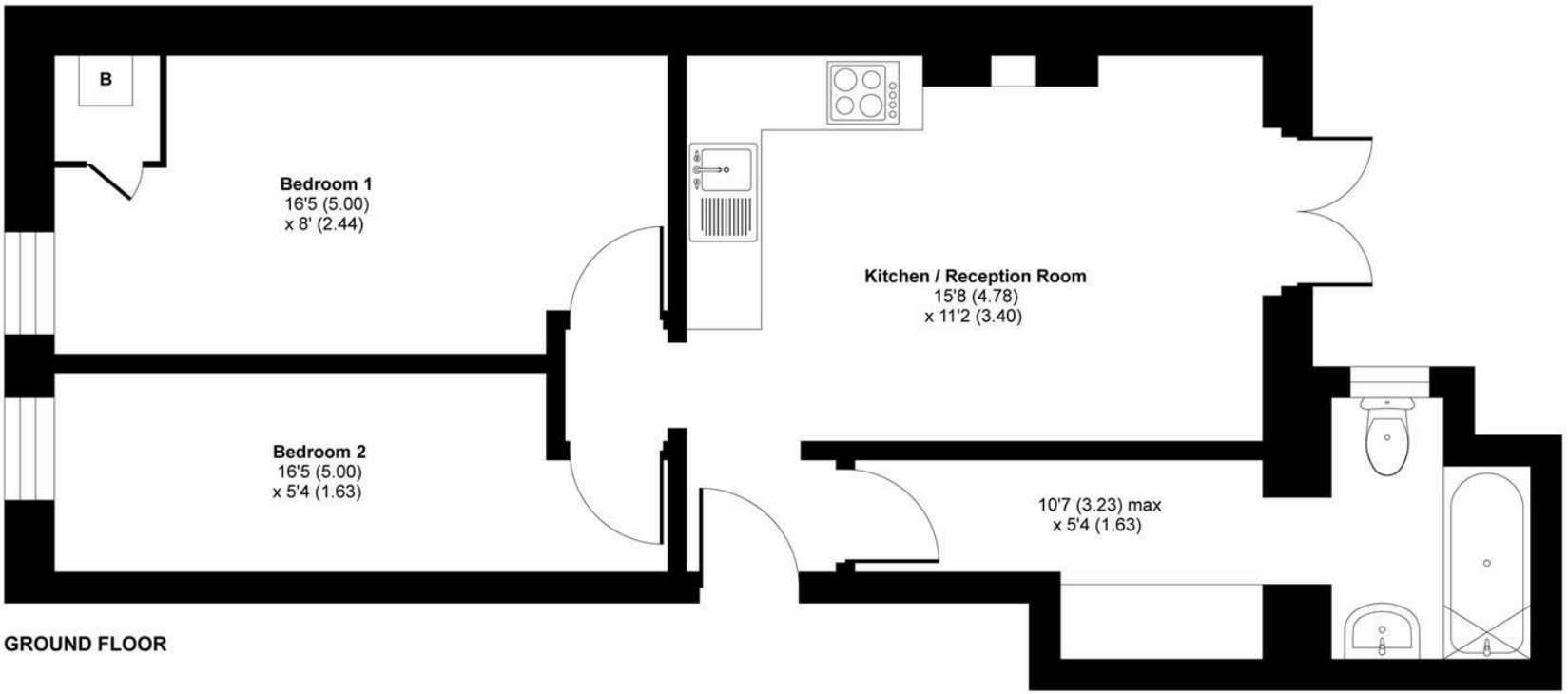
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

Jacobs Wells Road, Clifton, Bristol, BS8

Approximate Area = 511 sq ft / 47 sq m

For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 702609

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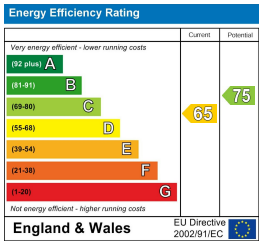

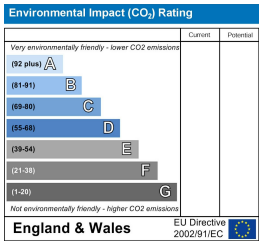

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