

estate agents **auctioneers**

**hollis
morgan**

*****PROBATE YET TO BE GRANTED***, 20 Alma Road, Clifton, Bristol, BS8 2BY**

£1,100,000

Hollis Morgan – A handsome (circa 3000 Sq Ft) period family home on the market for the first time in more than 50 years.

- Updating Required
- Four Floors
- 3000 sq ft
- Victorian Features
- Rear garden with access
- Gas Central Heating
- No Onward Chain
- Moments from Clifton College

The Property

This stone fronted period town house is a quintessential example of a fine Victorian family home adorned with elegant period features including ceiling cornices, picture rails, fireplaces, original shutters and spacious elegant rooms.

The front door opens into an attractive and welcoming hallway leading to a large sitting room with a stunning curved bay window with shutters.

To the rear of the hall floor level is a further reception room which benefits from a pleasant outlook over the rear garden and generous open plan fitted kitchen which in turn leads to a utility area with access to rear garden via steps.

The basement area of the property has huge potential and multiple access points (Via internal staircase /external door from garden) the area comprises two large reception rooms one of which complete with original tessellated tile flooring not to mention several generous storage areas.

To the first floor via a split staircase a generous and modern shower room can be found, amongst three large bedrooms, two of which benefiting from built in storage and leafy views. A further central staircase provides access to the top floor which offers two bedrooms, one of which spans the width of the property, a further three piece bathroom suite is also located on this level.

Outside mature gardens can be found, with the rear south-facing garden having the added benefit of back access from the lane, mature fruit tree's and is surrounded by original stone boundary walls.

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.

Other Information

Leasehold: 10000 years from 05/07/1872

Council Tax Band: G

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.



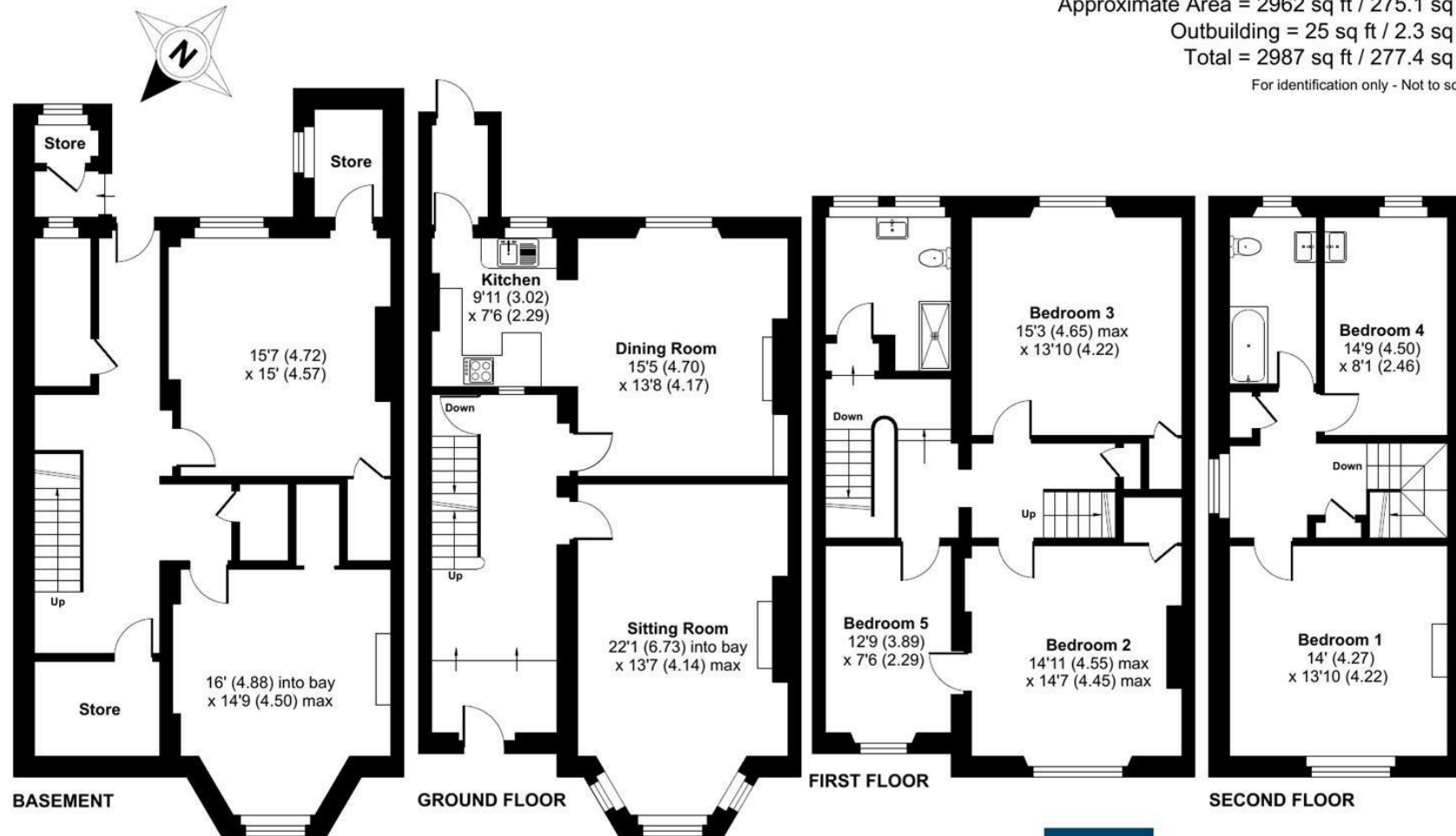
Alma Road, Clifton, Bristol, BS8

Approximate Area = 2962 sq ft / 275.1 sq m

Outbuilding = 25 sq ft / 2.3 sq m

Total = 2987 sq ft / 277.4 sq m

For identification only - Not to scale



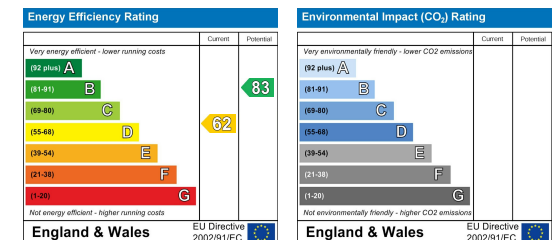
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1180225



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