

estate agents **auctioneers**

**hollis  
morgan**



20 St. Pauls Road, Clifton, Bristol, BS8 1LR

Guide Price £450,000

Hollis Morgan - An attractive and generously proportioned 2 double bedroom garden maisonette in a convenient location. Off Street Parking. No Onward Chain.

- 2 Double Bedrooms
- Maisonette
- Private Garden
- Off Street Parking
- Period Features Throughout
- Open Fire
- Superb Location
- Grade II Listed
- Chain Free

#### The Property

This bright and airy, two double bedroom maisonette is superbly located in the heart of Clifton within easy walking distance of the ambience of Clifton Village as well as the myriad of restaurants, bars, cafe's and shops Whiteladies Road and the Triangle has to offer.

The property carefully blends traditional period features including, cast iron radiators, original flooring and ceiling cornices with modern touches throughout such as bespoke plantation style shutters, under floor heating to the bathroom and a new gas central heating system.

The impressive bespoke kitchen & breakfast room is situated at the front of the property and offers a range of high end integrated appliances such as gas hob, oven, wash dryer and dishwasher as well as a contemporary glass splashback. Plenty of storage space is provided in matching gloss wall and base units and the Oak worktop come breakfast bar creates an ideal casual dining space.

A welcoming and bright living room is located at the rear of the hall floor and benefits from the typically high ceilings, original stripped wood flooring and full height sash window, with original working shutters, which overlooks the private courtyard garden. An original open fire and decorative mantel piece further enhances the cosy yet airy space.

Downstairs, two generous double bedrooms are well proportioned and both offer plenty of storage space as well as custom made shutters.

A traditional family bathroom with mains fed shower over bath, W/C, basin and heated towel rail have been tastefully finished with tiled floor and surrounds throughout.

The property also benefits from a number of storage solutions such as 'loft space', cupboard under the stairs as well as exclusive use of storage vaults under the front drive.

Conveniently accessed from the living room, the large enclosed private rear courtyard garden is paved and mature with trees and shrubs which creates a low maintenance and enclosed outside space.

Off street parking is also provided to the front of the property.

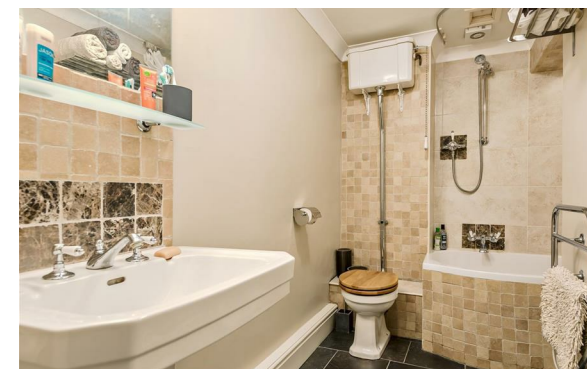
#### Location

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.

#### Tenure / Management Fee

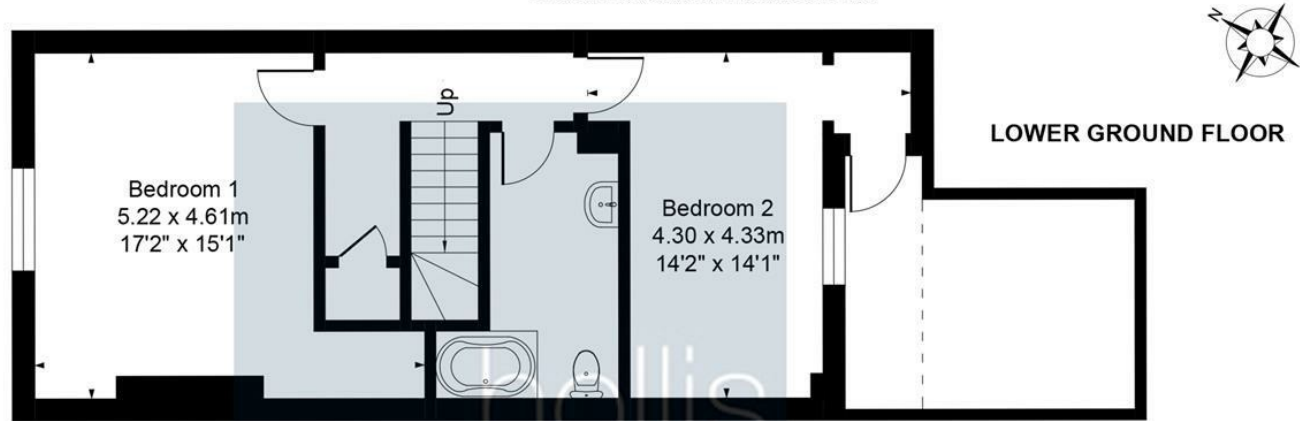
Leasehold. Residue of 999 years.

Management Fee: £50 pcm.

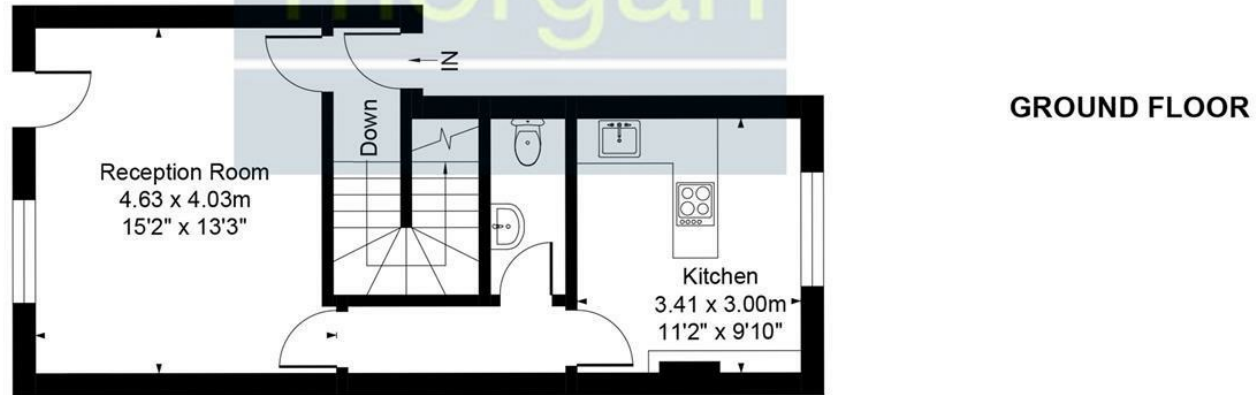


APPROX. GROSS INTERNAL FLOOR AREA 980 SQ FT 91.04 SQ METRES

TOTAL APPROX. 540 SQ FT 50.13 SQ METRES



TOTAL APPROX 440 SQ FT 40.91 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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