

estate agents **auctioneers**



60 Oakfield Road, Clifton, Bristol, BS8 2BG

£390,000



A spacious (1000 Sq ft) period apartment with rear garden and garage. No Onward Chain.

- Two Double Bedrooms
- Modern Interior
- Garage
- No Chain
- Clifton Location
- Close Proximity to Whiteladies Road

The Property

This wonderfully presented property provides spacious rooms, a south facing rear garden & garage whilst being situated in a prime location just moments from Whiteladies Road.

The property occupies the entire ground floor and is accessed via a large front courtyard. Upon entering you are greeted by the communal entrance hall that has various built-in storage cupboards & a small cellar which hosts many practical uses.

Centered within the flat is a modern and well cared for kitchen, it consists of cream wall and base units, tiled splashbacks, spotlights and decorated with wooden vinyl flooring. Additionally, there is an oven with an induction hob, extractor fan, washing machine and space for a free-standing fridge/ freezer. Opposite the kitchen is a bright and open living space that has two French doors leading to the garden.

Accommodation at the property features two well-proportioned bedrooms, the main bedroom will comfortably acquire a double bed and has a bay fronted window that allows a surge of light within. The second bedroom also has a door that leads out to the rear garden.

In the bathroom it has been stylishly tiled, fitted with a 3-piece suite & includes a heated towel radiator.

Outside there is a very generous rear garden that is south facing, it offers opportunity and potential to design & scope as you see fit. Furthermore, at the bottom of the garden you have access via a backdoor to a sizeable Garage that does have space for a car.

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.

Further Information

Share of Freehold
£100 Management Fee
Council Tax - B

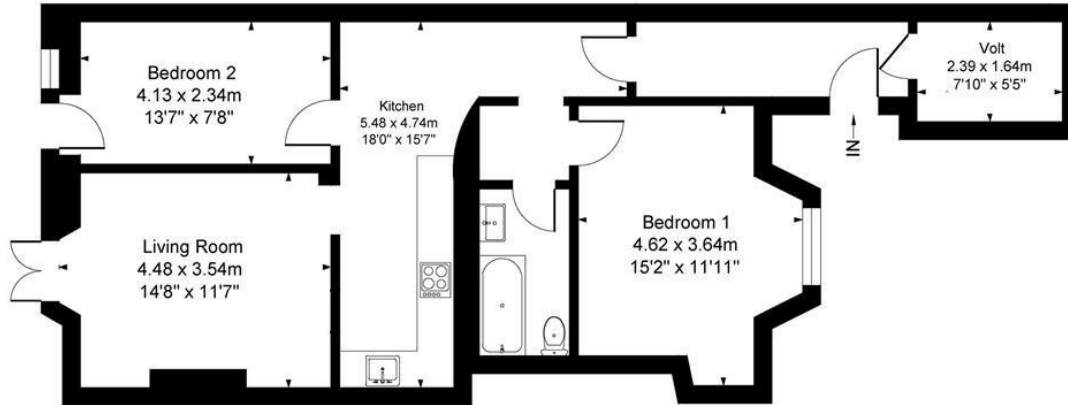
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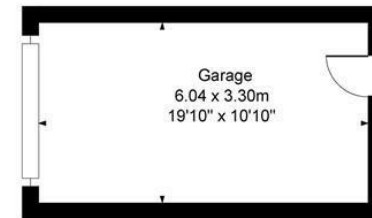
APPROX. GROSS INTERNAL FLOOR AREA 1024 SQ FT 95.10 SQ METRES

TOTAL APPROX. 809 SQ FT 75.14 SQ METRES



LOWER GROUND FLOOR

TOTAL APPROX. 215 SQ FT 19.96 SQ METRES



GARAGE

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	78		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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