

estate agents **auCTIONEERS**

**hollis
morgan**

0117 953 8005
**hollis
morgan**
for sale

20

25 Constitution Hill, Cliftonwood, Bristol, BS8 1DG

£415,000

Hollis Morgan - A quirky two double bedroom (986 Sq Ft) period home with south facing courtyard garden

- Period Home
- Two Double Bedrooms
- Cosmetically updated
- 928 Sq Ft
- Gas Central Heating
- South Facing Rear Courtyard Garden
- No Onward Chain

Description

25 Constitution Hill is a charming Victorian property set within an attractive rank of period homes located in well regarded Clifton location. Internally the property has recently benefited from cosmetic updating throughout and now boasts fresh décor/flooring and a recently installed kitchen. The generous ground floor accommodation comprises lounge, dining room and separate kitchen whilst the first floor offers two spacious light filled bedrooms and modern bathroom. Externally the property enjoys a low maintenance south west facing rear garden.

Location

Constitution hill is only a few hundred yards away from Clifton Village with its eclectic range of shops, restaurants and cafes. The University of Bristol and the Royal Infirmary are both within half a mile whilst local bus routes can be found both in Clifton Village and the nearby Jacobs Wells Road.

Front reception

12'2" x 12'5" (3.71 x 3.79)

Sash window to front, period fireplace, ornate cornicing and ceiling rose, radiator.

Dining room

11'9" x 10'8" (3.60 x 3.27)

Sash window to rear. Radiator.

Kitchen

9'11" x 7'10" (3.04 x 2.39)

Modern fitted kitchen with a range of matching wall & base units, laminated worksurfaces, stainless steel sink and drainer with mixer tap, tiled splash backs, electric hob and oven with extractor over, spotlights, block paved floor, door to rear garden.

Landing

Fitted storage cupboards.

Master bedroom

11'9" x 15'8" (3.60 x 4.79)

Two sash windows to front, period fireplace. Radiator

Bedroom 2

11'10" x 10'11" (3.62 x 3.35)

Sash window to rear, period fireplace.

Bathroom

Double glazed window to rear, large shower cubicle with mains fed shower, tiled surrounds, basin, loo and radiator.

Garden

Paved and gravelled with mature boarder.

Tenure

Freehold.





Total area: approx. 86.3 sq. metres (928.7 sq. feet)

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

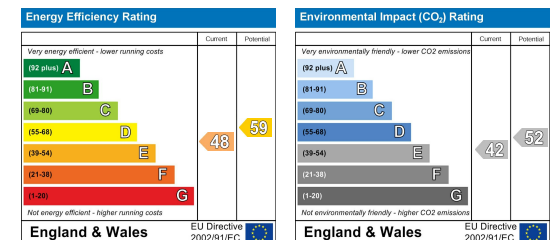
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

25 Constitution Hill, BRISTOL

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



hollis
morgan
