

estate agents **auctioneers**



0117 973 6565
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hollis
morgan
for sale

House

4 Leigh Road, Clifton, Bristol, BS8 2DA
Offers In Excess Of £1,350,000

Hollis Morgan - A substantial semi - detached (4130 Sq Ft) period home positioned in a well regarded Clifton Location.

This is a fine example of a quintessential semi-detached Victorian villa located in a quiet residential road in the famous and highly desirable area of Clifton. This imposing property stands well back from the road and the generously Bayed front elevation has a combination of local stone with attractive Bath stone dressings which immediately provides the house with an impression of style and quality so typical of the period. The, superbly modernised and elegant accommodation contains a wealth of original features such as original ceiling cornices, period fireplaces and exposed floorboards in appropriate rooms, is principally arranged over two floors with the addition of a lower ground providing a Games room, garage and storage.

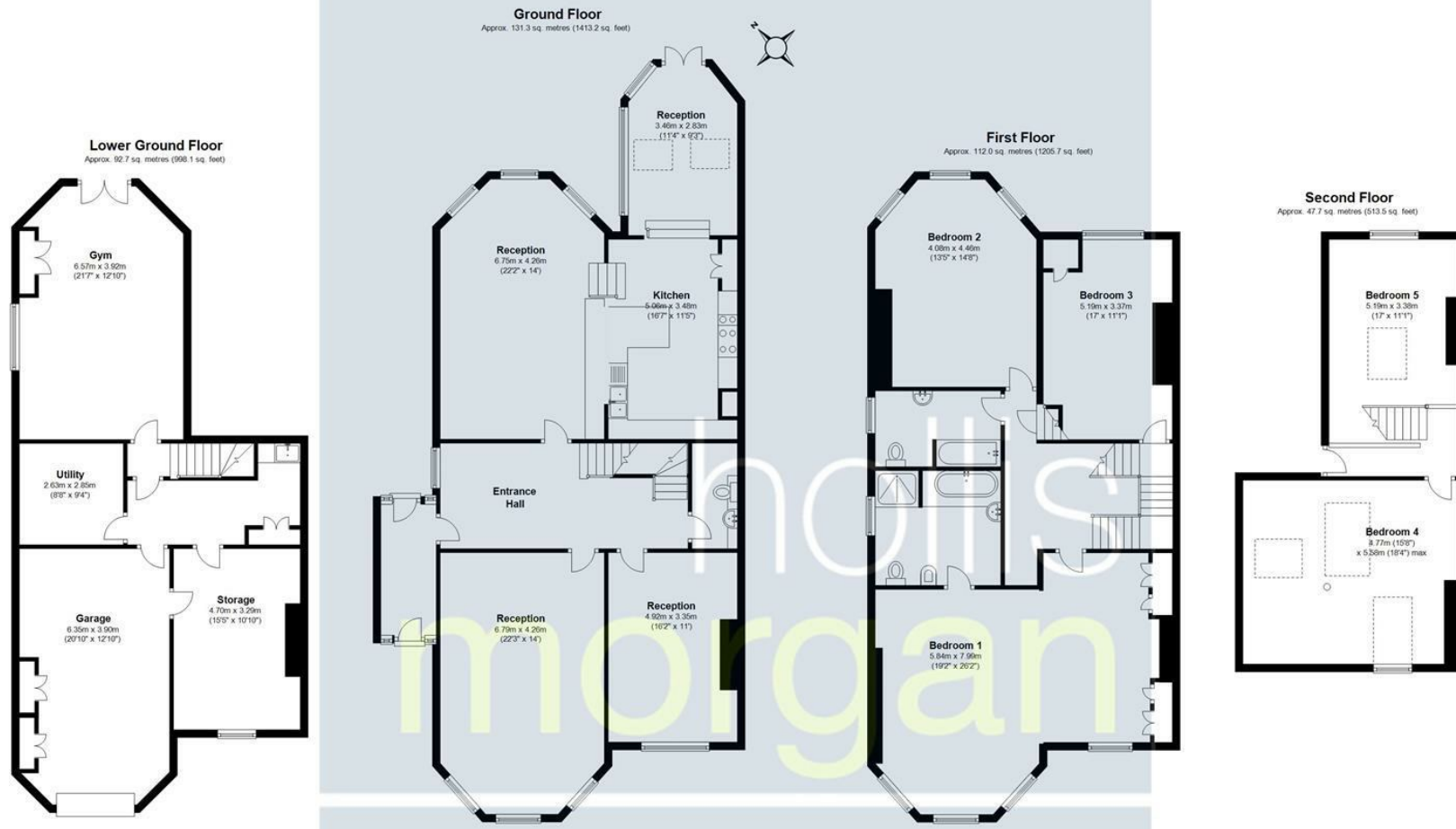
The living spaces radiate from the wide Entrance Hall with the Dining Room leading to a streamlined kitchen culminating in a very fine conservatory whilst the first floor provides a magnificent master bedroom as well as other bedrooms. To a certain extent some of the accommodation can be flexibly used to suit the needs of the occupier. There is a secluded enclosed rear garden with decking, lawns and herbaceous borders and the front garden is well stocked to provide a green framework to the house.

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

Freehold.





Total area: approx. 383.7 sq. metres (4130.6 sq. feet)

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

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

4, Leigh Road, BRISTOL

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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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	72		
	48		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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