

estate agents **auctioneers**



GFF, 32 Oakfield Road, Clifton, Bristol, BS8 2AT
£395,000

UNEXPECTEDLY BACK TO MARKET 28/8 - A handsome hall floor period conversion situated in the heart of Clifton. No Onward Chain.

- Hall Floor Conversion
- Ideal location
- Vacant Possession
- Period Details
- Seperate Kitchen
- Gas Central Heating
- Shared Parking
- No Onward Chain

The Property

This spacious and characterful apartment occupies a prime position just moments from Whiteladies Road, Clifton Down shopping centre, the Lido, and Bristol city centre.

The bright and well-appointed accommodation briefly comprises two double bedrooms, a stylish bathroom, a grand reception room, and a separate modern kitchen.

The reception room exudes elegance, featuring impressive proportions, period detailing including tall ceilings, a dado rail, a large sash window, and stunning cast iron fireplace. The adjacent contemporary kitchen is fitted with sleek gloss wall and base units, striking black stone worktops, and integrated appliances including an electric oven and hob, extractor fan and microwave.

The principal bedroom showcases beautiful character features and benefits from an abundance of natural light through the dual-aspect sash windows with working wooden shutters. The second bedroom, also a spacious double, enjoys similar period charm with its traditional sash window and shutters and has the benefit of a large fitted wardrobe.

Completing the property is a modern, fully tiled bathroom featuring a white three-piece suite, including WC, pedestal basin, and a bath with an overhead shower.

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 - Share of Freehold: 999 from 1st April 1984 958

Management Fee: £125 pcm

Council Tax Band: B

Please Note

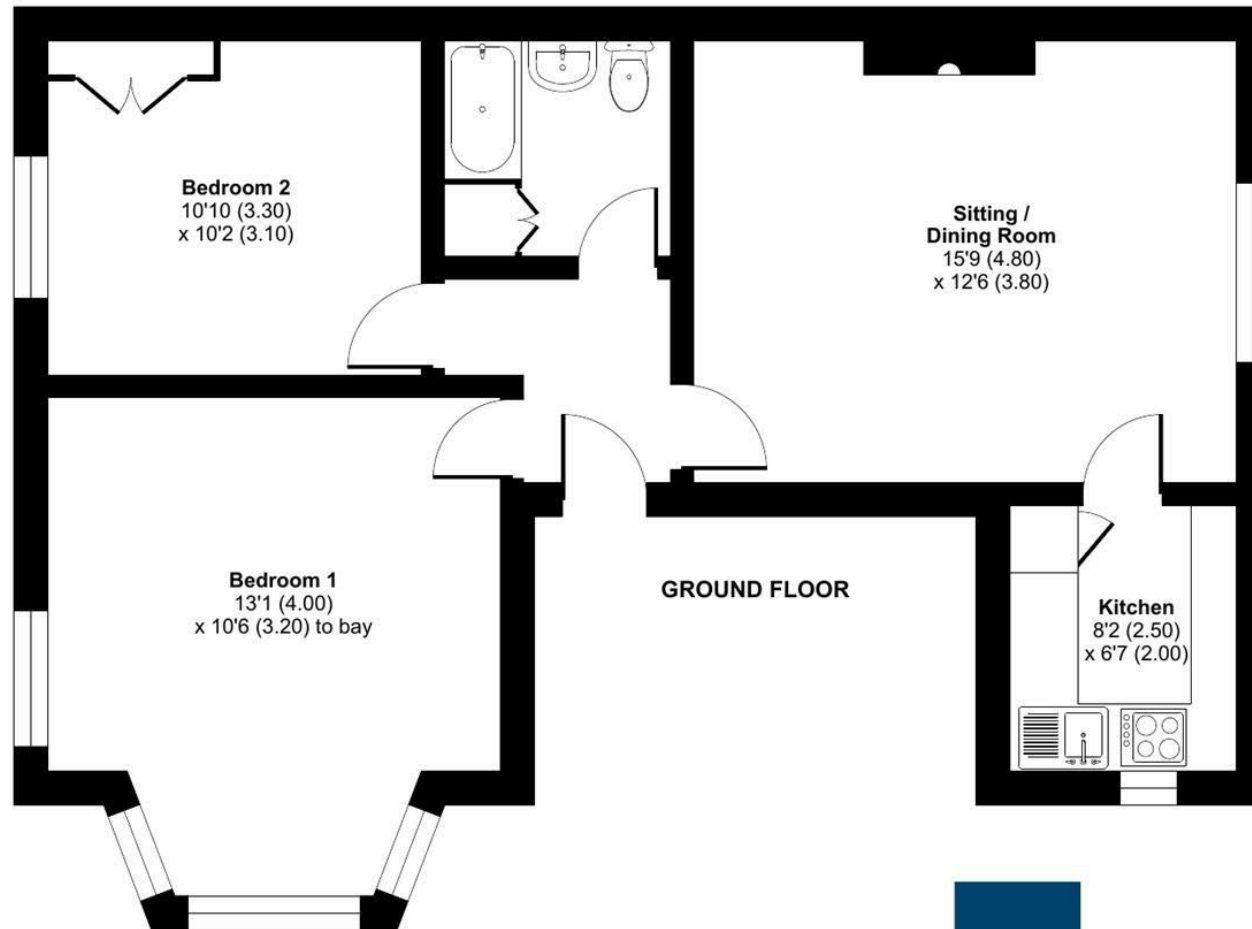
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Oakfield Road, Clifton, Bristol, BS8

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hollis Morgan. REF:1315941



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