



MAGGS  
& ALLEN

FLAT 1, 3 RANDALL ROAD  
CLIFTONWOOD, BRISTOL, BS8 4TP  
Asking Price £325,000



A well-proportioned two-bedroom garden flat, situated in an excellent location close to Clifton Village and The Triangle. In need of some renovation works, the property is offered with no onward chain.

### Property Details

The property can be entered either via rear access through the garden, or alternatively through its private entrance situated at the side of what is a pretty Victorian building. The property internally comprises: open-plan lounge/diner with double patio doors leading to garden, fitted kitchen with range of base and wall-mounted units, en suite master bedroom, three-piece bathroom including shower-over-bath, second bedroom to the front of the property, and two storage cupboard.

Externally, there is a private patio garden which features a raised area and rear gate which is useful for bringing through bicycles etc.

Offered with no onward chain.

### Location

Not Clifton, not Hotwells, but sandwiched in between, Cliftonwood (so-called due to the small wood in the middle which forms part of Goldney Hall gardens) is a surprisingly peaceful neighbourhood half a mile from Bristol city centre, overlooking Bristol Harbourside. There are only two roads in & out of Cliftonwood (which may explain the tranquillity) and it is probably known to most Bristolians and tourists as the colourful area you can see from Baltic Wharf! A community garden is the hub of the community, and The Lion has been a much-loved pub for many years serving legendary Sunday roasts.

Nearby, a stroll through the Clifton Village reveals a unique and vibrant shopping experience, characterized by a range of independent shops, boutiques, and cafes that showcase the local businesses. Residents benefit from good transport links, including buses and local train services, facilitating convenient travel within the city. For those with a penchant for exploration beyond Clifton, major roads are easily accessible.

### Schools

Queen Elizabeth's Hospital - Distance: 0.28 miles

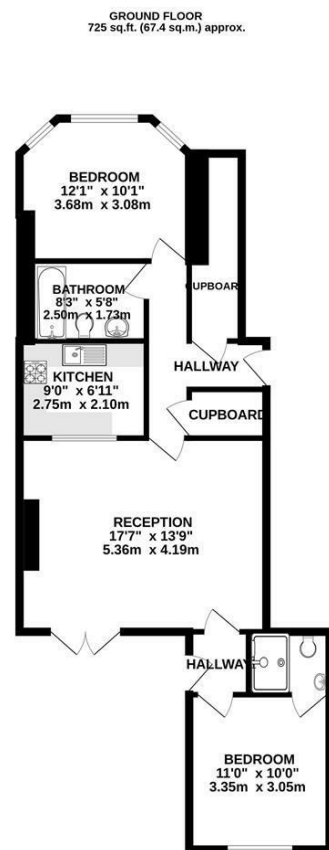
City of Bristol College - Distance: 0.32 miles

Hotwells Primary School - Distance: 0.42 miles

Christ Church Church of England Primary School - Distance: 0.43 miles

Bristol Cathedral Choir School - Distance: 0.5 miles





TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A two-bedroom garden flat
- Situated in Cliftonwood, a highly desirable area with real sense of community
- Private rear garden
- Two bathrooms
- Well-sized, open-plan living space
- Offered to the market with no onward chain
- In need of some renovation

**Guide Price:** £325,000

**Tenure:** Leasehold

**Council Tax Band:** C

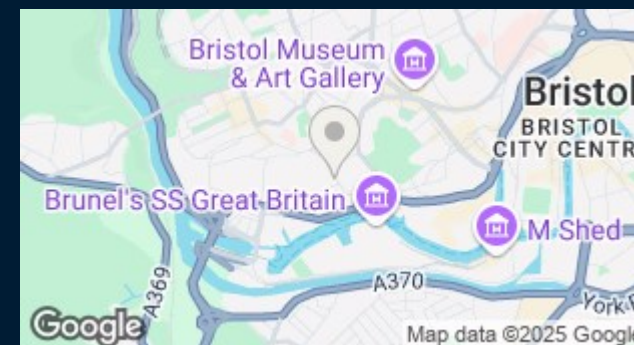
**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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