



22 Alfred Place, Bristol, BS2 8HD

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OFFERS INVITED BETWEEN £735,000 - £760,000. Built in Circa 1795 this beautiful Georgian Townhouse enjoys a central location in an extremely desirable and quite street in the heart of Kingsdown that enjoys a wonderful community. The three bedroomed accommodation is presented superbly, boasting comfortable proportions, and full of charming period features.

The well appointed accommodation is arranged over four floors, and currently comprises of a Kitchen Dining room on the lower ground floor with a further Utility room and separate cloakroom. The owners have created a fabulous space with flagstone floors complemented by a contemporary fitted kitchen.

The Hall Floor is a delight with large windows allowing natural light to flood into the sitting room, which leads to a study/dayroom, and also provides access to the rear walled garden.

The first floor offers the master bedroom, which again enjoys an abundance of natural light, as well as a beautifully appointed bathroom with a white suite comprising of a claw foot bath, separate contemporary shower cubical, W/C and pedestal wash basin. The top floor houses two further bedrooms, which are both very light and bright.

To the rear is a secluded private garden that is mainly laid as patio, with mature trees, shrubs, and plants. The walled patio garden offers multiple entertaining spaces that allow any discerning purchaser the opportunity to enjoy the highly desirable Al Fresco lifestyle.



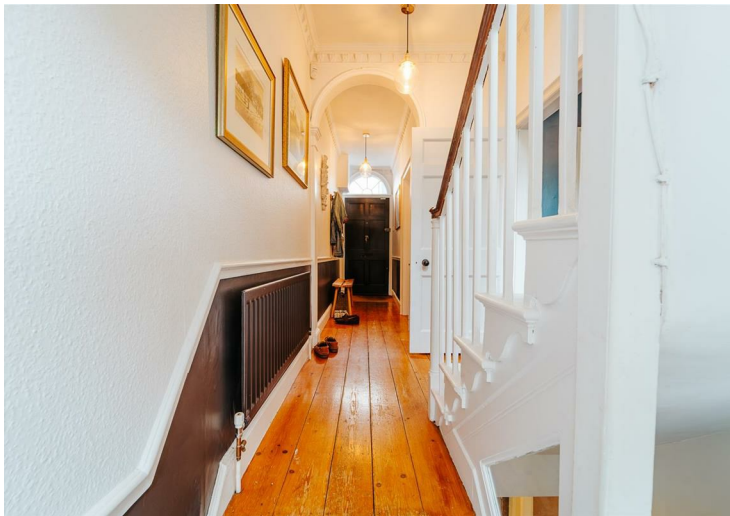
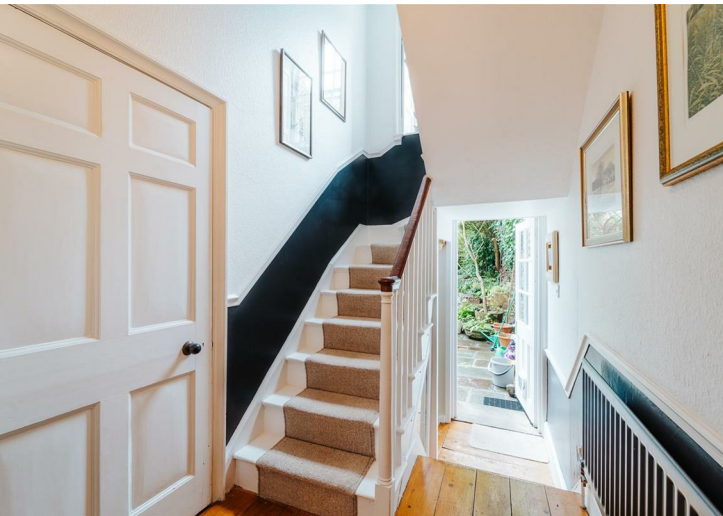
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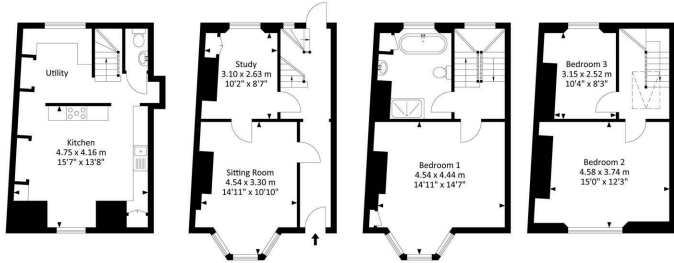
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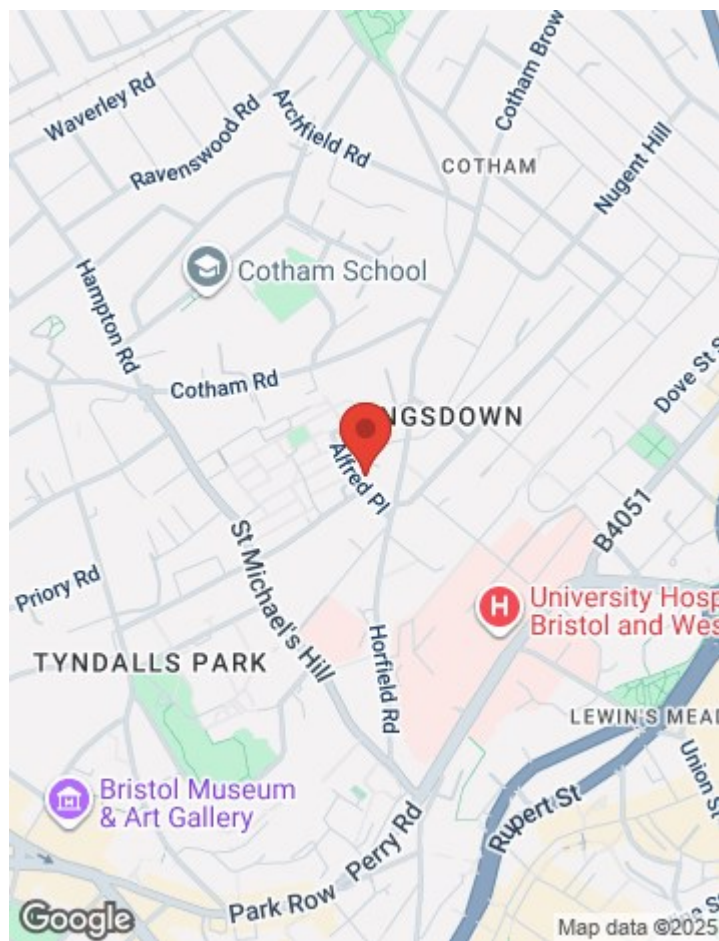
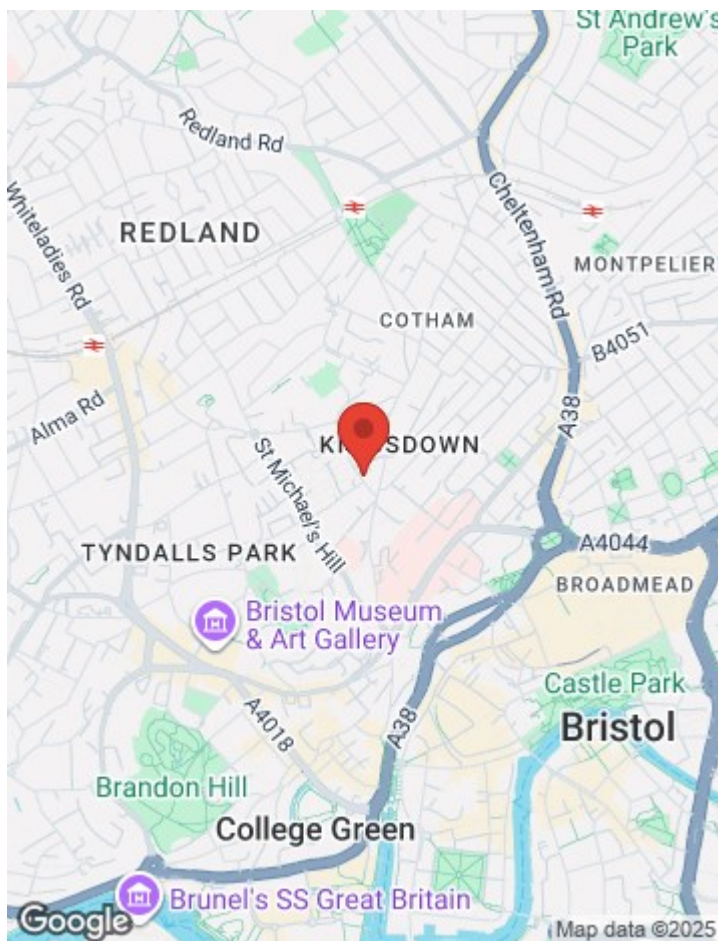


**Alfred Place, Kingsdown,
Bristol BS2 8HD**
Approx. Gross Internal Area
1367.3 Sq.Ft. - 127.0 Sq.M



Lower Ground Floor Ground Floor First Floor Second Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



OTHER INFORMATION



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