



106 Princess Victoria Street
Clifton
Bristol

106 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4DB

SUMMARY OF ACCOMMODATION

OFFERS INVITED BETWEEN £800,000 & £850,000 - A charming 3 bedroom late Georgian town house situated superbly in central Clifton Village. Providing spacious and light accommodation over four floors the property offers a great deal of period charm. Some of the many benefits include a lovely, generously proportioned open plan living/kitchen/dining room to the lower ground floor, two generous reception rooms to the hall floor, three well proportioned bedrooms all served by a lovely bathroom and separate shower room. The property also benefits from a courtyard garden to the rear and useful storage vaults that run under the street at the front of the property. It should be noted the subject property is being sold with no onward chain.

OTHER INFORMATION

Tenure - Freehold

Listing - Grade II listed

Local authority - Bristol City Council

Tax band - F - Currently £3,919.76

Services - All mains services

Viewings - Strictly by prior arrangement with Hydes of Bristol

Broadband speeds - 1800 mbps download and 220 mbps upload

Mobile coverage - Good and variable - EE, 02, Vodafone and Three

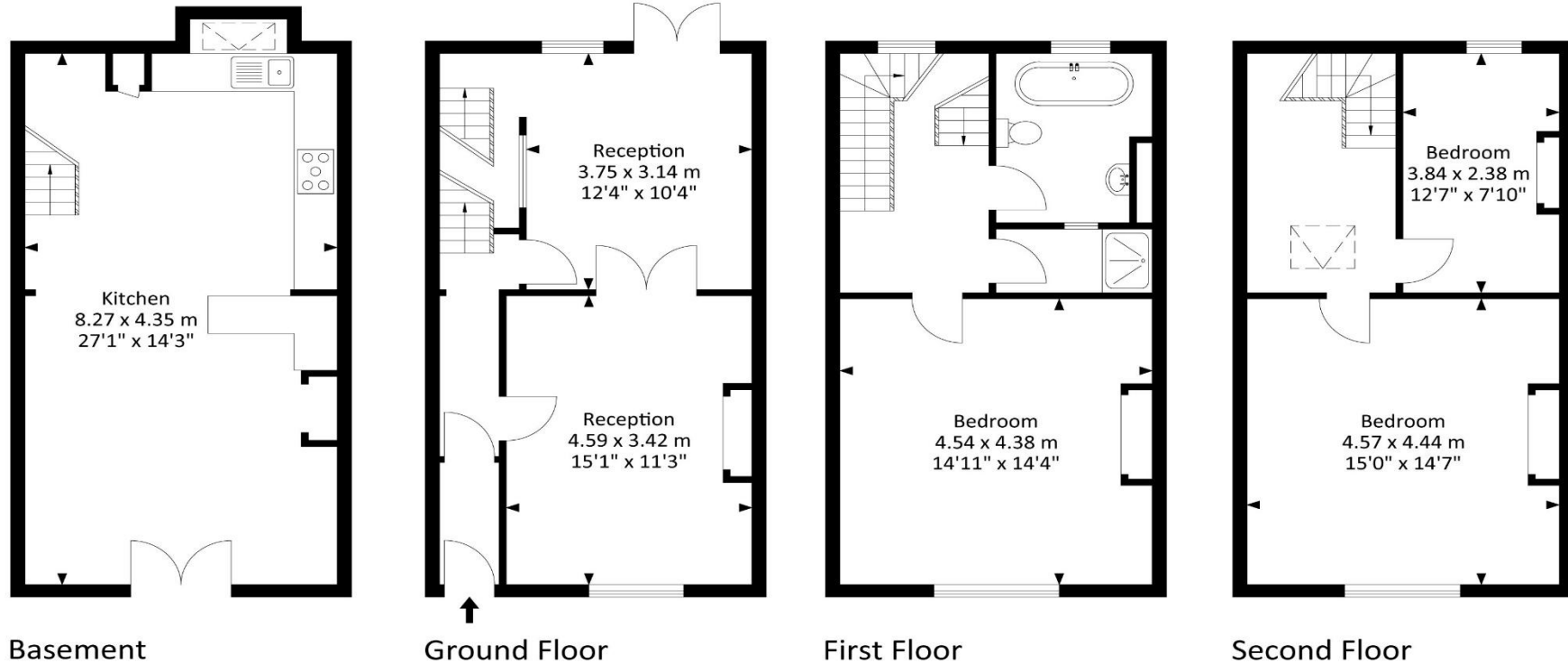
LOCATION

Princess Victoria Street is situated in the heart of Bristol's particularly desirable Clifton Village. This desirability is owed to the uniquely convenient proximity to all the local amenities within Clifton Village and the breathtaking examples of Victorian and Georgian architecture that is widely admired. The variety of shops, boutiques and restaurants in Clifton Village are quite literally on the doorstep as well as several bus routes providing easy city centre access. Indeed, Bristol's City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed across Christchurch Green (itself within ¼ of a mile) as can the historic landmark of Isambard Kingdom Brunel's world-famous suspension bridge spanning the Avon Gorge. The property is within easy walking distance of a number of highly regarded local state and private schools including Christchurch Primary School, Clifton High, Clifton College, BGS and QEH..



Princess Victoria Street, Clifton, Bristol BS8

Approx. Gross Internal Area
1588.75 Sq.Ft - 147.60 Sq.M



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.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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