



20 Clifton Park  
Clifton  
Bristol, BS8 3BZ

# 20 CLIFTON PARK, CLIFTON, BRISTOL, BS8 1BZ

## SUMMARY OF ACCOMMODATION

In need of complete renovation - An exciting opportunity to purchase and renovate a lovely 5 bedroom semi-detached family home set in a superb position within easy walking distance of Clifton Village, Whiteladies Road, The Clifton Triangle and several excellent local state and independent schools.

Offered for sale for the first time in over 50 years the property offers many benefits including some beautifully proportioned rooms, a much larger than average garden for the area, a garage and further parking for two cars. The lower ground floor offers the potential for a one-bedroom self-contained flat for rental or to house a relative. It should be noted the property is offered for sale with no onward chain.

The accommodation is set over four floors and offers some lovely, generous period proportions and lots of light. The lower ground floor consists of two well-proportioned reception rooms front and rear either side of an inner hallway which houses the stairs to the hall floor and allows access to sizeable cellar area. There is a kitchen off the rear reception room which leads to a bathroom and an entrance vestibule allowing access to the rear garden and off-street parking.

The hall floor offers an initial entrance vestibule leading to the main entrance hallway. There is a particularly impressive original living room to the front of the house which offers stunning proportions, lots of original period features, including detailed cornice work, a lovely fireplace and a large bay window overlooking the front garden. To the rear of the hall floor there is another well-proportioned living offering similar period detail to the front living room and a pleasant outlook over the rear garden. Lastly there is a spacious kitchen next to the reception at the rear also overlooking the rear garden. These two rooms could (subject to any consents needed) be opened up to provide a particularly spacious kitchen/diner.

The beautiful original staircase brings you to the first-floor landing, which provides a two generously proportioned double bedrooms one to the front and one to the rear. Further to this there is a large family bathroom offering a shower, bath, wash hand basin and a WC. Lastly there is a shower room of the landing offering a double shower cubicle, a wash hand basin and a WC. The top floor offers three further double bedrooms.

Outside the property offers a larger than average rear garden for this central Clifton. Steps from the lower ground floor bring you to the level raised lawned garden. The garden houses a paved parking space accessed via double gates off the lane at the rear of the property. There is a single garage accessed off the same lane which itself is accessed off the bottom of Clifton Park just before the junction with Pembroke Road. The front garden is mainly laid to gravel and offers a paved front path to the front door and leads to a path down the side of the house to the rear garden.

## OTHER INFORMATION

Tenure - Freehold

Services - All mains services

Local authority - Bristol City Council

Council tax band - G - Currently £4,522.80 PA

Broadband speeds - Good indoor and outdoor

Broadband speeds - Download - 1,800 mbps - Upload - 220 mbps

## LOCATION

Clifton Park is an address held in high regard. This is owed to the uniquely convenient proximity to local amenities and the breathtaking example of Victorian and Georgian architecture. The variety of shops, boutiques and restaurants in Clifton Village are within half a mile as well as the choice of further amenities on near by Whiteladies Road. Several bus routes provide easy city centre access. Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32. Rail links to London Paddington from Temple Meads mainline station. The vast expanse of Clifton's Downs can be accessed at the top of Pembroke Road (within half a mile) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge (in itself, a designated area of special scientific interest and outstanding natural beauty). The area is particularly well served for schooling in both state and private sectors with Christchurch Primary, Clifton High School, Clifton College, BGS and QEH all being within easy walking distance. Redmaids and Badminton are accessible via a bus route on nearby Pembroke Road.



# Clifton Park, Clifton, Bristol BS8 3BZ

Approx. Gross Internal Area

3093.0 Sq.Ft - 287.3 Sq.M

Garage Area

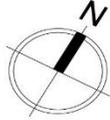
174.4 Sq.Ft - 16.2 Sq.M

Vaults Area

398.5 Sq.Ft - 37 Sq.M

Total Area

3665.9 Sq.Ft - 340.5 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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