



2 Rose Terrace  
Clifton  
Bristol, BS8 1AW

# **2 ROSE TERRACE, CLIFTON, BRISTOL, BS8 1AW**

## **SUMMARY OF ACCOMMODATION**

An attractive and tastefully presented four bedroom mews house with secure allocated off street parking, an enclosed and particularly private south-west facing rear garden with the added benefit of a rear access gate providing level access to Clifton Village. One of four properties within a sought after development set behind double electric gates.

The subject property is situated in a quiet and convenient location within easy walking distance of Clifton Village, Whiteladies Road and The Clifton Triangle. It should be noted this property is being sold with the benefit of no onward chain.

Accommodation is set over three floors with the ground floor offering a tastefully appointed kitchen with plenty of room for storage in wall and floor mounted units and room for a sizeable dining table. Further to this there a spacious living room with a feature fireplace, a bay window to the rear offering access into the above mentioned garden via double doors. Lastly the ground floor provides a downstairs WC.

The first floor offers a spacious double bedroom to the rear with plenty of built in wardrobe storage. Further to this is an ensuite bathroom providing a bath with an overhead shower, a WC, wash hand basin and a heated towel rail. There are two further bedrooms to the front of the first floor, a further double bed with built in wardrobes and lastly a single bedroom or study. The top floor offers another well proportioned double bedroom also with plenty of wardrobe storage. All of these are served by the family bathroom on the first floor which offers a bath with an over head shower, a WC, heated towel rail and a wash hand basin.

Outside the property offers an attractive and well proportioned rear garden which enjoys a sunny south westerly aspect and a rear door offering access via a footpath to Richmond Terrace. The property enjoys an allocated parking space in the courtyard to the front of the property which is set behind double electric gates.

## **OTHER INFORMATION**

**Tenure-** Freehold

**Services -** All mains services

**Local authority -** Bristol City Council

**Council tax band -** F - Currently £3,919.76 PA

**Broadband speeds -** 1,800 mbps download and 220 mbps upload

**Mobile coverage -** Good indoor and outdoor - EE, Vodafone, Three and 02

**Viewing -** Strictly by prior arrangement with sole agents Hydes of Bristol

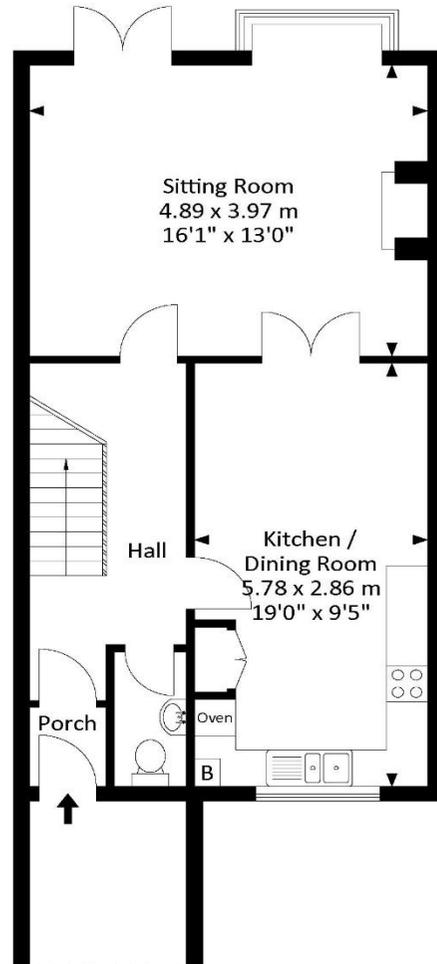
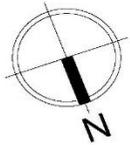
## LOCATION

Gordon Road is a most convenient address in the centre of Clifton. This is owed to the uniquely convenient proximity to local amenities on the Clifton Triangle and the breath taking example of Victorian and Georgian architecture that forms one of the city's most prized and widely admired localities. The variety of shops, boutiques and restaurants in Clifton Village are also within half a mile as well across Victoria Square as is the choice of further amenities on nearby 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 and 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 (a mile distant) as can the historic landmark of Isambard Kingdom Brunel's world famous suspension bridge spanning the Avon Gorge. The area is particularly well served for schooling in both state and private sectors, with several within easy walking distance, including Clifton College, Clifton High, BGS, QEH and Christchurch Primary School.

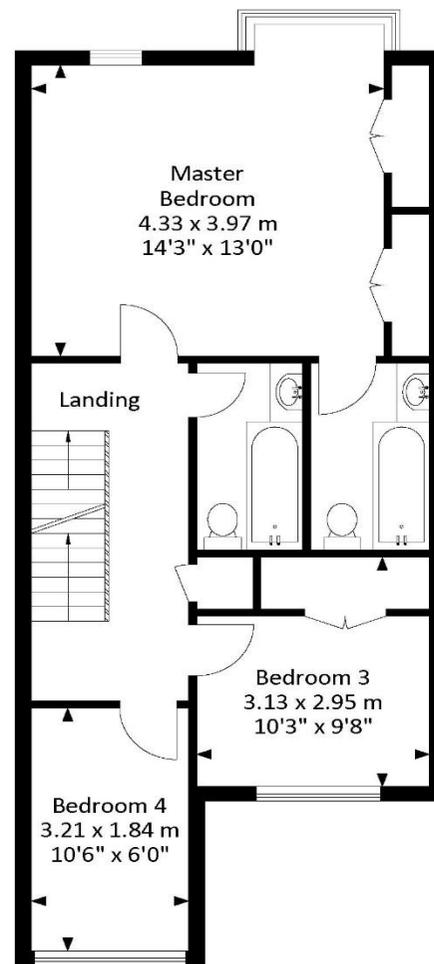


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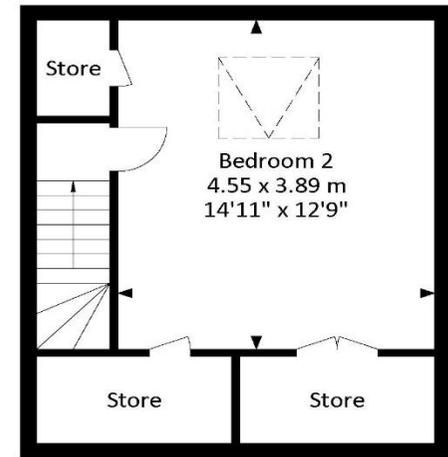
Approx. Gross Internal Area  
1403.93 Sq.Ft - 130.43 Sq.M



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.

## 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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