



4 Cecil Road, BS8 3HR

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OFFERS INVITED BETWEEN £1,250,000 - £1,285,000 - A substantial (3,064 sq ft) and particularly light maisonette, offering some lovely outlooks, spanning the top two floors of this beautiful and well maintained mid Victorian townhouse, set in what might be regarded as one of the finest positions within Clifton. This quiet and convenient location is within easy walking distance of Clifton Village and the open expanse of the Downs. Other benefits include, off street parking for one car, some stunning room proportions, three generous reception rooms, some pleasant original features, including fireplaces and cornice work, up to five double bedrooms and use of the well tended communal garden to the front of the property.



5



3



2

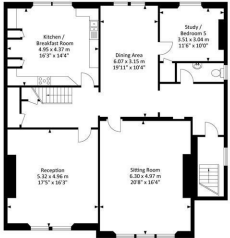


**Cecil Road,
Clifton, Bristol BS8 3HR**

Approx. Gross Internal Area
3064.60 Sq.Ft - 284.70 Sq.M



Ground Floor Entrance

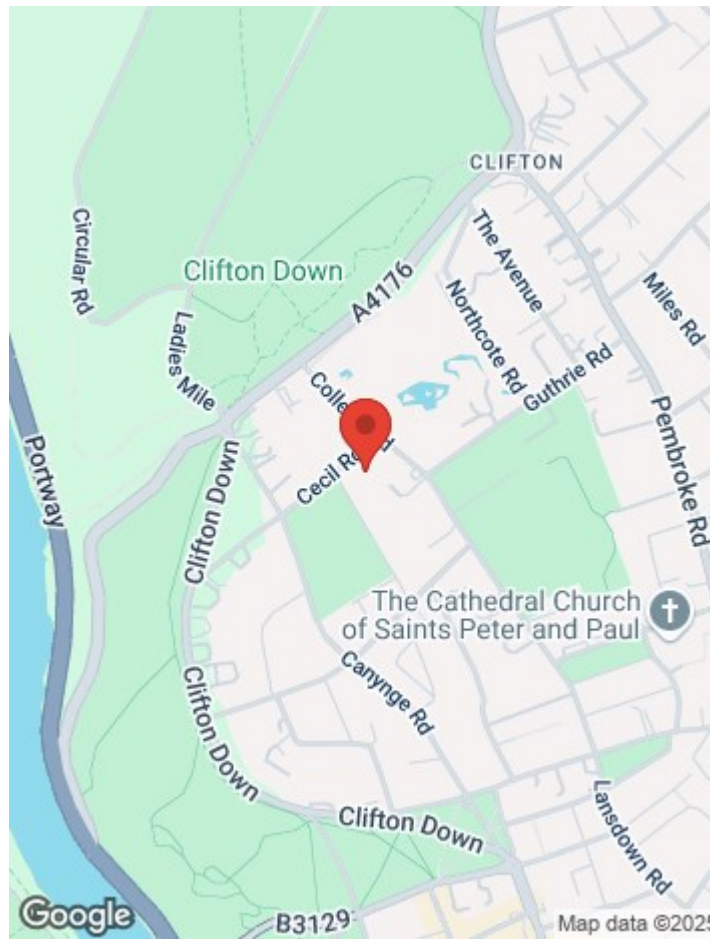
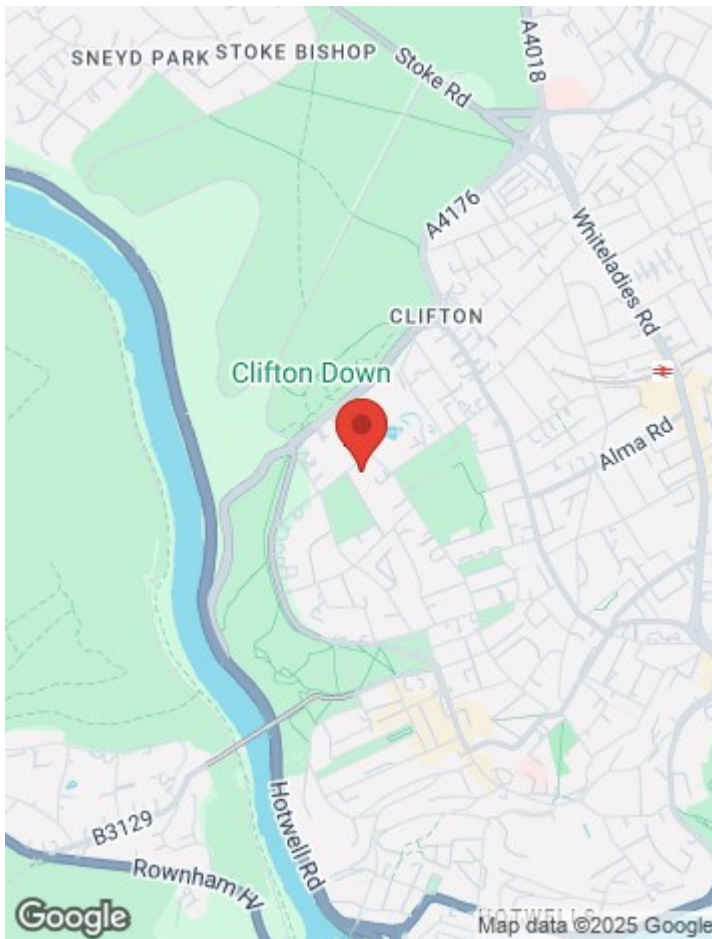


First Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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