



**77A PRINCESS
VICTORIA STREET
CLIFTON
BRISTOL**



77A PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4DD

AN ATTRACTIVE AND PARTICULARLY LIGHT THREE BEDROOM TOWNHOUSE SUPERBLY LOCATED IN THE HEART OF CLIFTON VILLAGE, WHICH OFFERS A WIDE AND POPULAR SELECTION OF SHOPS, RESTAURANTS AND BOUTIQUES, WITH THE ADDED BENEFITS OF AN INTEGRAL GARAGE, A MUCH LARGER THAN AVERAGE SOUTH FACING GARDEN, NO ONWARD CHAIN AND CURRENT PLANNING PERMISSION TO SIGNIFICANTLY EXTEND ON BOTH THE GROUND AND FIRST FLOOR LEVELS. THIS FABULOUS PROPERTY OFFERS ANY POTENTIAL PURCHASER A “TURNKEY” OPPORTUNITY. SOME OF THE OTHER BENEFITS INCLUDE SOME RECENT UPGRADES INCLUDING NEW DOUBLE GLAZING THROUGHOUT, FULL REDECORATION AND RE-RENDERED FRONT AND BACK. THE SUPERB LOCATION NOT ONLY OFFERS EASY ACCESS TO CLIFTON VILLAGE AND ALSO CLOSE PROXIMITY TO A RANGE OF HIGHLY RATED LOCAL STATE AND PRIVATE SCHOOLS.

SUMMARY OF ACCOMMODATION

The generous and light accommodation is set over three floors. The ground floor offers a spacious entrance hallway providing access to a downstairs WC and to the rear of the house there is a well-proportioned living room, with double doors leading onto the sizeable rear garden and a door to the rear of the living room leading to the integral garage.

The first floor offers a lovely light kitchen/breakfast room to the front of the property. This offers plenty of storage in a range of floor and wall mounted units and ample room for a breakfast table. To the rear of the first floor is a generous living room with two large windows overlooking the garden. This could alternatively be used as the master bedroom and offers ample room for either bedroom or living room furniture.

The top floor offers two further double bedrooms, both with useful built in storage, one to the front and the other to the rear of the house. The large landing area also offers access to a generous airing cupboard and lastly to the main bathroom, which provides a bath with an overhead shower, a WC and a wash hand basin.

Outside the property offers a much larger than average garden which enjoys a southerly aspect. The particularly generous garden is much larger than average in comparison to others in the area and offers a lovely sunny aspect. There is an initial patio immediately to the rear of the house which offers plenty of room for an external seating and dining, a short flight of stairs from this patio leads to a further substantial area of garden which is laid with flagstones and with two flower beds to either side.

OTHER INFORMATION

Tenure - Freehold

Services - All mains services

Local authority - Bristol City Council

Council tax band - E - £3,158.10 PA

Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol

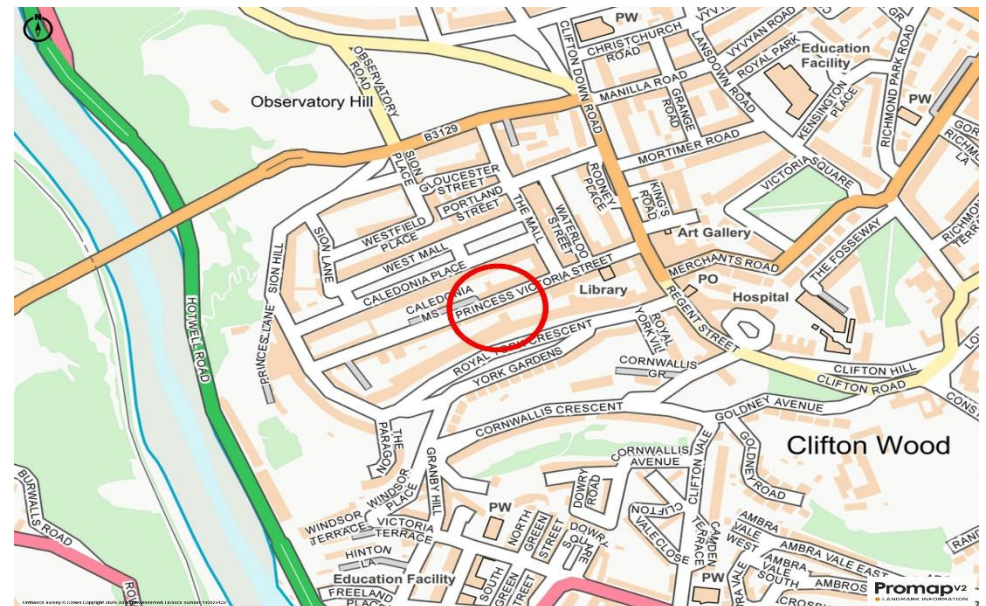
Broadband speeds - Up to 1800 mbps download - Up to 220 mbps upload

Mobile coverage - Good outdoor/variable indoor

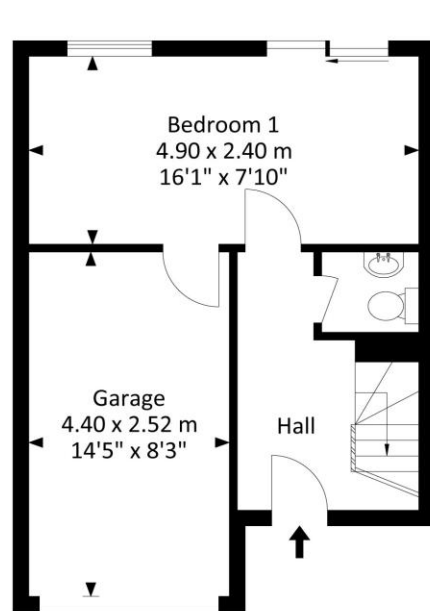
EPC – Current 61 (D) – potential 83 (B)

LOCATION

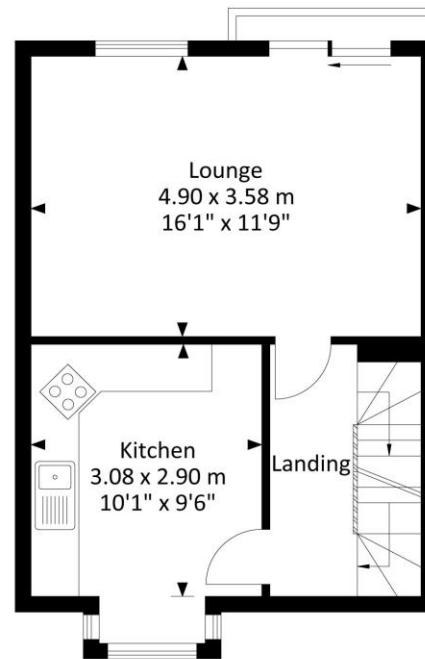
Princess Victoria Street is situated in the heart of Bristol's particularly desirable Clifton Village. This desirability is owed to the uniquely convenient proximity to all the local amenities within Clifton Village and the breathtaking examples of Victorian and Georgian architecture that is widely admired. 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 (in itself, a designated area of outstanding natural beauty). The property is within easy walking distance of a number of highly regarded local state and private schools, including the likes of Christchurch Primary School, Clifton High, Clifton College, BGS and QEH



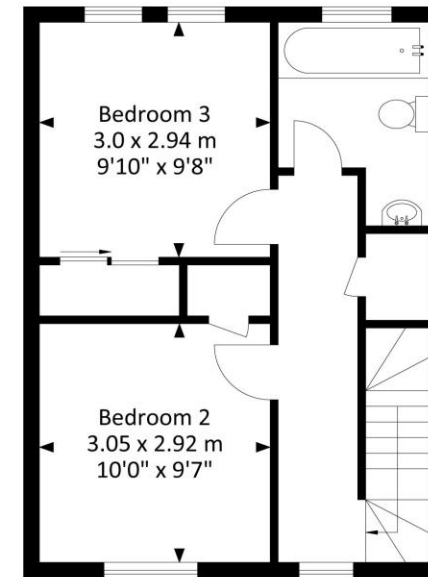
Approx. Gross Internal Area
1072.19 Sq.Ft - 99.61 Sq.M
(Total area includes garage)



Ground Floor



First Floor

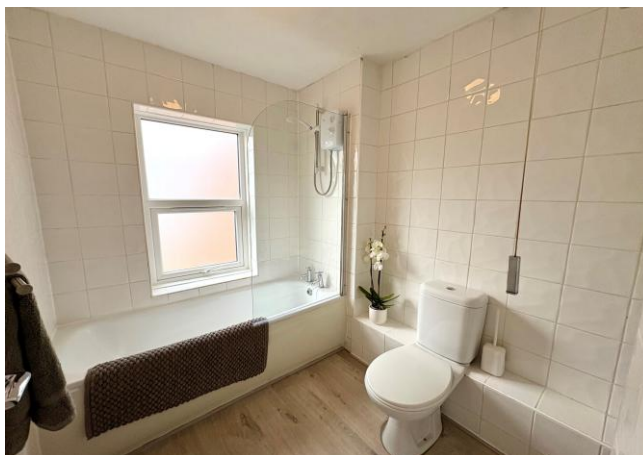


Second Floor

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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