



81 Princess Victoria Street, Bristol, BS8 4DD

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A versatile, light and beautifully presented four bedroom townhouse, superbly located in the very centre of Clifton Village. The property was constructed in 2002 yet has only recently undergone a comprehensive program of refurbishment and modernisation with no expense spared. The results offer truly luxurious living and a specification finished to an exacting standard rarely seen.



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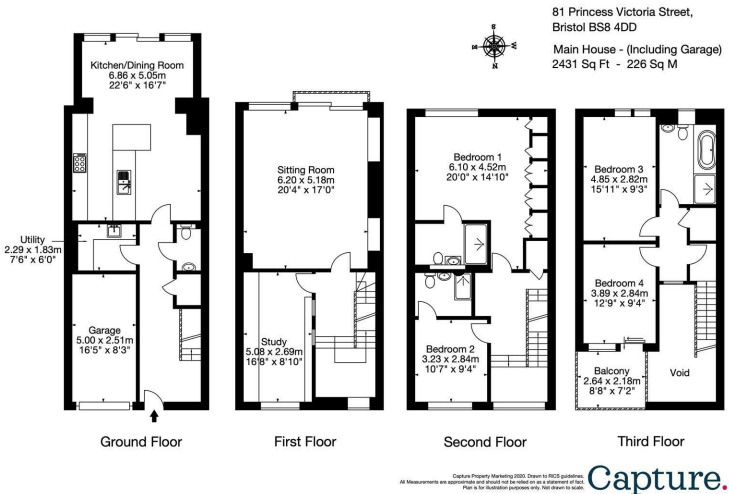


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With meticulously presented accommodation set over four floors, this superb house offers many inviting benefits including a stunningly appointed kitchen/dining/living space opening on to a beautifully landscaped south facing courtyard garden. There is also the rare commodity of an integral garage as well as resident's permit parking for additional cars.

The first floor has a spacious south facing living room with double doors to a Juliet balcony and a fitted study/office that could serve an alternative use if so desired. Further to this there is a sumptuous, well-proportioned master bedroom with a beautifully appointed en-suite shower room on the second floor alongside another guest suite. The top floor provides two bedrooms (one with access to a balcony) that are served by a consistently well-presented bath/shower room. Outside offers the aforementioned well presented, private, south facing courtyard garden. It should also be noted that this property is offered for sale with no onward chain and is therefore available for immediate occupation.





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		
	72	80
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		
	69	76
England & Wales	EU Directive 2002/91/EC	

OTHER INFORMATION



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