



53 Princess Victoria Street, Bristol, BS8 4BX

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## 53 Princess Victoria Street, Bristol, BS8 4BX

A stunning, beautifully presented three double bedroom mews house set in a superbly convenient location in the heart of Clifton Village, with the added benefit of a spacious integral garage.

Recently refurbished to a particularly high standard some of the other benefits include a sunny south facing courtyard garden, a well proportioned south facing terrace accessed via the master bedroom at first floor level, a particularly tasteful kitchen which is open to a spacious living/dining room and a separate formal dining room.

The two principle bedrooms both benefit from ensuite shower rooms which have been finished to the highest standard and there is a superb family bathroom similarly finished to a particularly high specification.

All in all an opportunity to purchase a stunning home finished to a standard rarely seen.



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 **D certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards Incorporating International Property Measurement Standards (IPMS Residential). © incomm 2020. Produced for Hydes of Bristol. REF: 640202





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			
		67	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		61	77
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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