



Princess Victoria Street
Clifton
Bristol

69 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4DD

SUMMARY OF ACCOMMODATION

A newly converted, delightful, mid terrace mews house in the heart of Clifton Village. Finished to exacting standards, and extremely high specification this charming property enjoys versatile accommodation set over three floors and offers the potential of four double bedrooms (three with en-suites), kitchen/dining room, sitting room, utility, family bathroom and separate cloakroom.

On entering 69 Princess Victoria Street, one is immediately aware of the quality of the fine refurbishment of this attractive mews house offering a short level walk into the heart of Clifton Village. The kitchen and utility rooms are fitted with a wide range of beautiful kitchen units topped with striking worksurfaces and served by a wide range of integrated kitchen appliances. The kitchen has room to comfortably fit a large dining table, and opens through contemporary Crittal glass doors into the open plan living space.

On the middle floor are three well proportioned double bedrooms, two of which benefit from beautifully appointed en-suits, and there is an additional family bathroom.

The top floor is this property's unique selling point, which is a fabulous large room that has the ability for a variety of uses, and is serviced by a kitchenette and shower room, with large double doors opening onto a contemporary roof terrace, creating a fabulous entertaining space.

USEFUL INFORMATION

Tenure –Freehold

Local authority – Bristol City Council

Council tax band – Not known as new property

Services - All mains services.

EPC Rating- A (92) with potential of A (93)

Broadband – Ultrafast up to 1,800 Mbps download and 1,000 Mbps upload.

Mobile Phone Coverage – Good outdoor, variable indoor coverage for EE, 02, Vodafone and Three.

Viewings – Via Hydes of Bristol, 0117 973 1516

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.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by with sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

For the commuter, the nearby A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European Cities.

AI Enhanced Images Adding Furniture Are Used Throughout This Brochure.



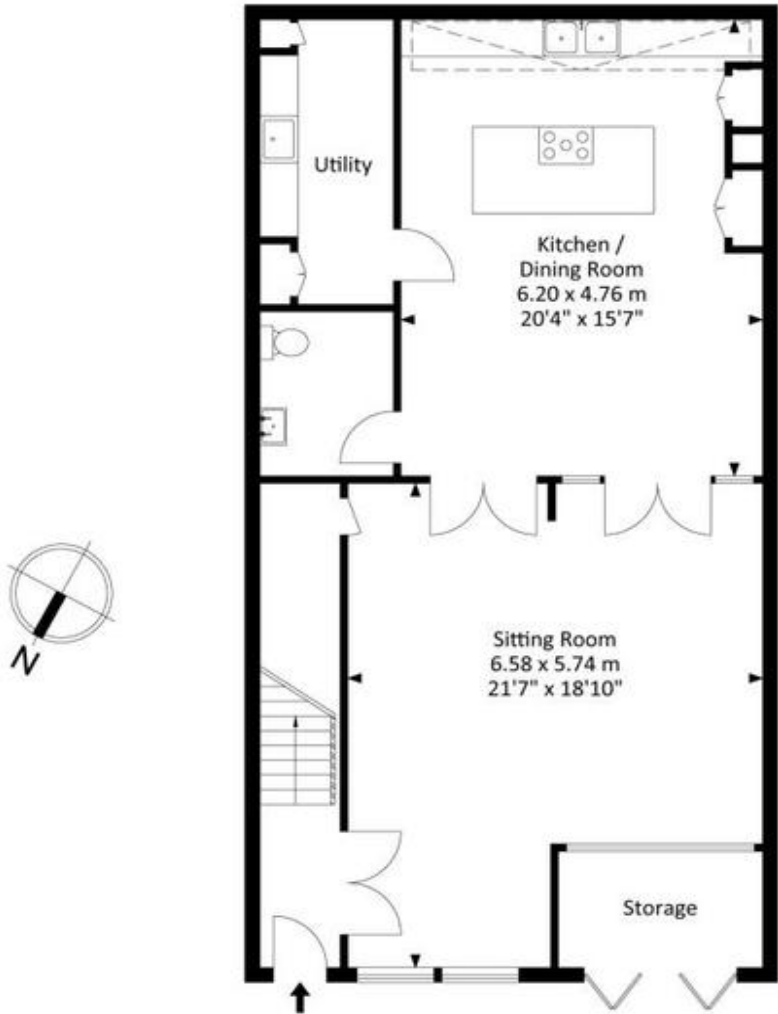
Princess Victoria Street, Clifton, Bristol BS8 4DD

Approx. Gross Internal Area
2281.10 Sq.Ft - 211.90 Sq.M

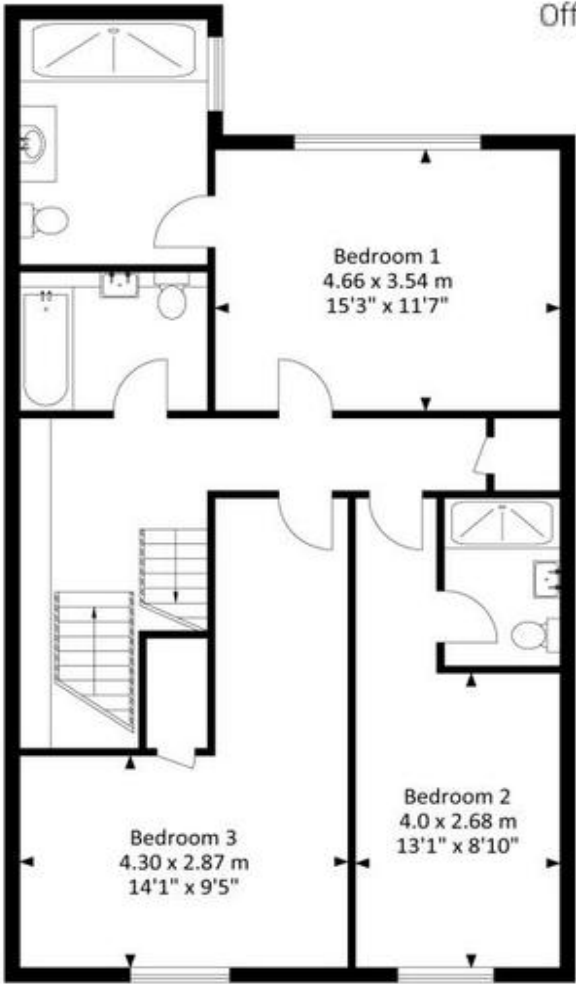


BUILD WARRANTY®

Official Partners of PlanningPortal



Ground Floor



First Floor



Second Floor

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.

