

38 Caledonia Place, Bristol, BS8 4DN

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## 38 Caledonia Place, Bristol, BS8 4DN

OFFERS INVITED BETWEEN £400,000-£425,000 - A beautiful, light and airy first floor two bedroom apartment, set within a handsome grade II\* listed townhouse, with lovely open outlooks over the beautiful communal gardens between West Mall and Caledonia Place, in the heart of Clifton Village within easy walking of all of it's sought after amenities.

Offered for sale with no onward chain this property offers a spacious light living room via two substantial sash windows in the front elevation with the aforementioned outlooks, and ample room for some sizeable living/dining furniture. The raised kitchen which is at the rear of the living room, via a short flight of steps, offers a good range of units offering plenty of storage.

Further to this there is a well appointed bathroom, providing a bath with an over head shower, WC and wash hand basin. The principal bedroom sits at the rear of the property offering pleasant outlooks from a large sash window and ample room for a double bed. The second bedroom sits at the front of the property offering similar attractive outlooks as the living room and offers room for a double bed as well.



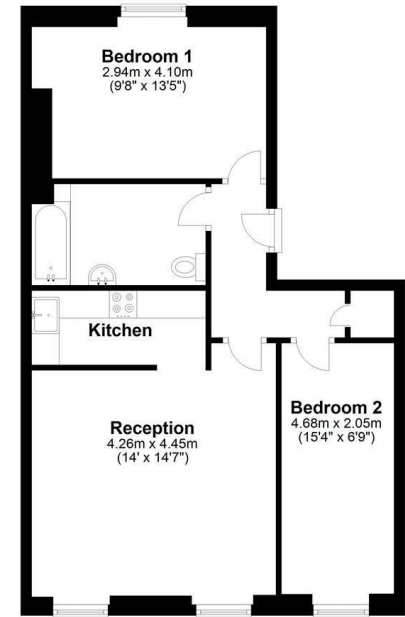
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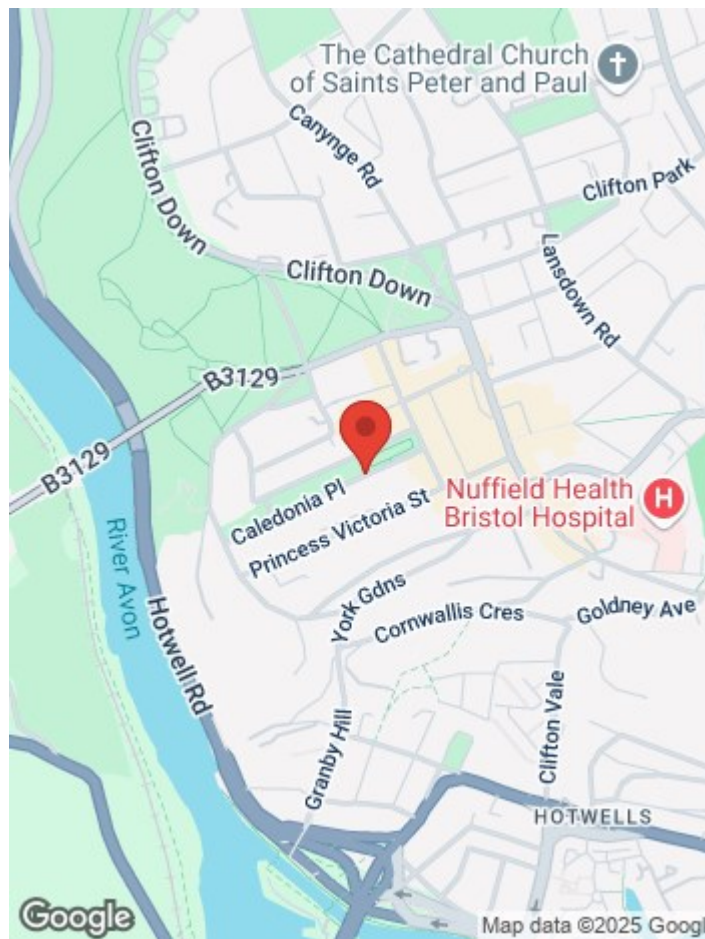
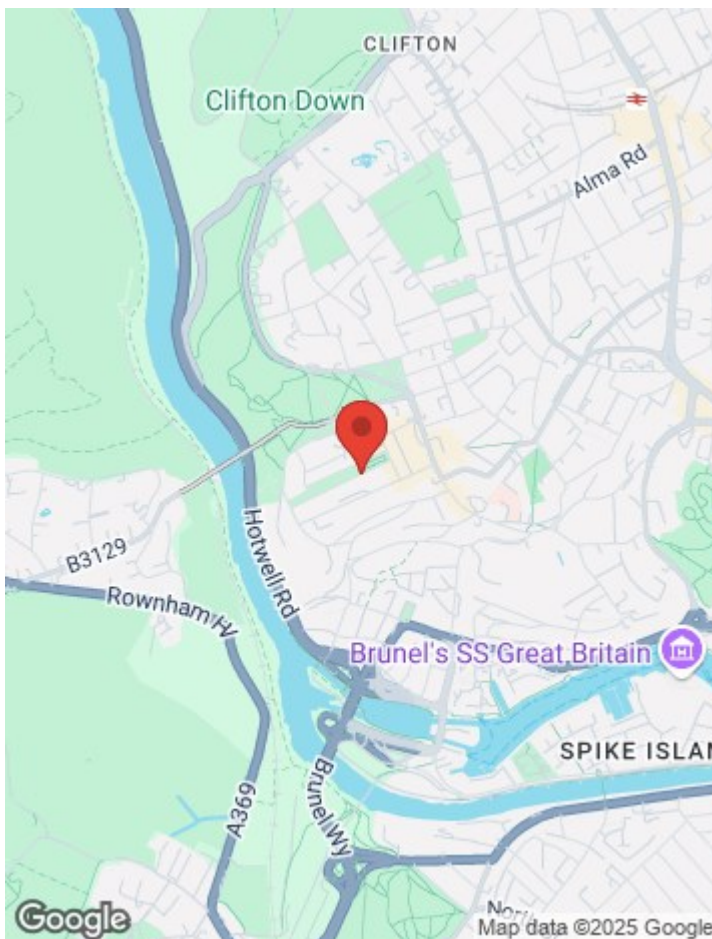
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Total area: approx. 58.3 sq. metres (627.2 sq. feet)

Illustration for identification purposes only, measurements are approximate,  
not to scale.  
Plan produced using PlanUp.





## OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU

Tel: 0117 973 1516

post@hydes.co.uk | www.hydes.co.uk

## IMPORTANT NOTE

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