

16 All Saints Road, Bristol, BS8 2JJ

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An exceptionally well presented, five-bedroom, Victorian House with accommodation arranged over four floors, located in a quiet, convenient backwater in the centre of Clifton. The property has undergone a carefully considered, comprehensive, refurbishment in recent months and will offer an incoming purchaser a turnkey experience. Important attributes include a most attractive landscaped rear garden featuring a hot tub, off street parking for two cars (complete with electric car charging point), renewed services such as heating, wiring, and plumbing throughout and some impressive insulation credentials (including insulated walls, a renewed "warm roof" structure and zoned central heating). The hall floor of the house has well thought out, sociable kitchen/dining space overlooking the back garden with a more formal living room across the hallway to the front. The four double size bedrooms on the upper floors are served by two luxuriously appointed bath/shower rooms. The configuration offers an incoming purchaser true flexibility with the option to self-contain the lower ground floor with separate access if so desired, perhaps serving as homeworking space or separate annexe/ground floor flat. Some stunning original features include some intricate ceiling mouldings, fireplaces, working shutters to large sash windows and an elegant stairwell with a lantern light above, connecting the four floors. The recent refurbishment, including the updating of the services and the addition of built-in storage in all bedrooms and the cinema, allows an incoming purchaser peace of mind and a rarely found blend of an established Victorian house with an incredibly precise specifications accommodating today's lifestyle requirements.



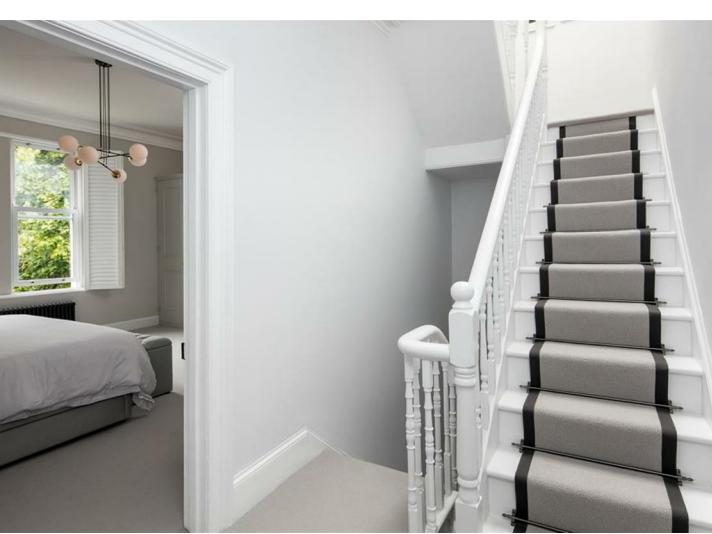
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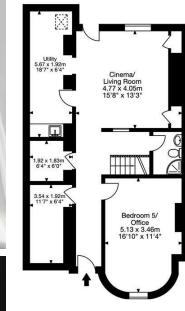
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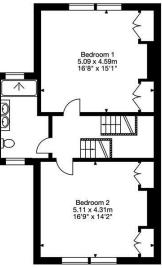
16 All Saints Road,
Clifton,
Bristol BS8 2JJ
Approx. Gross Internal Area
2863 Sq Ft - 266 Sq M



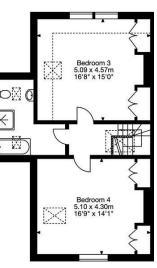
Lower Ground Floor



Ground Floor

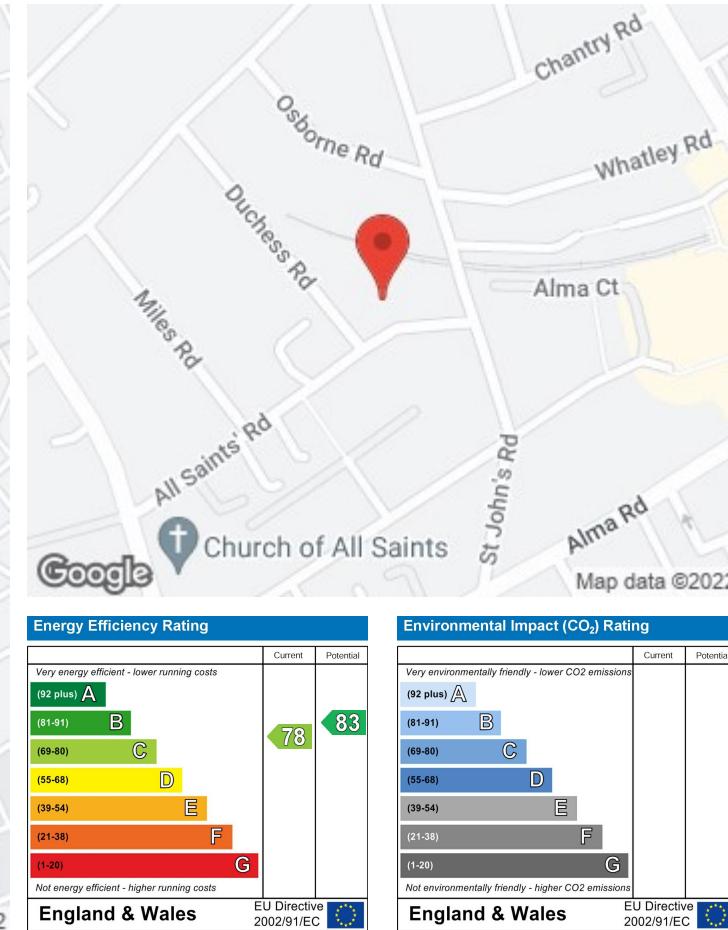
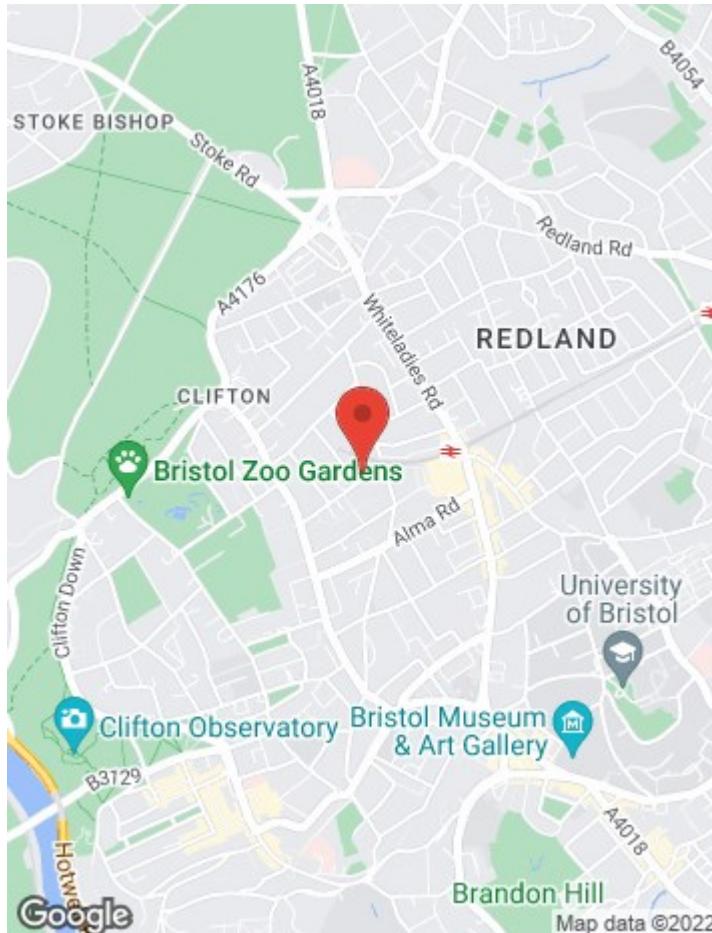


First Floor



Second Floor





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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

OTHER INFORMATION



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