



10 Percival Road, Bristol, BS8 3LN

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An incredibly rare and unique opportunity to purchase a detached residence situated on an attractive corner plot in one of Clifton's most sought after residential roads and locations. Built approximately 20 years ago to a bespoke specification, the generously proportioned accommodation will appeal to those seeking the truly rare combination of low maintenance living on one level.

The tasteful and well-presented accommodation features an impressive large open plan living/dining room, with vaulted timber clad ceilings and French doors to one end opening onto an enclosed and private south facing garden, which is mainly laid to patio and an additional area of graveled garden with an attractive raised flower bed to one side. Further accommodation includes an entrance hall with cloakroom off, an eat in bespoke hand fitted kitchen which enjoys an open aspect looking down Canynge Road, master bedroom with en-suite shower room and two further double bedrooms served by the main bathroom.

Externally, the property benefits from a single garage approached by a gated driveway, that in turn allows further secure parking on hardstanding to the front of the garage behind double gates. The beautifully presented front garden is partly laid to level lawn with mature landscaped flower borders and an array of plants and shrubs. To the eastern boundary is a further area of garden with a variety of mature trees and shrubs, that could easily provide for a vegetable garden if so desired. The aforementioned enclosed patio to the rear of the property provides a covered access pathway linking the front and rear gardens. Lastly it should be note that this property is offered for sale with no onward chain.



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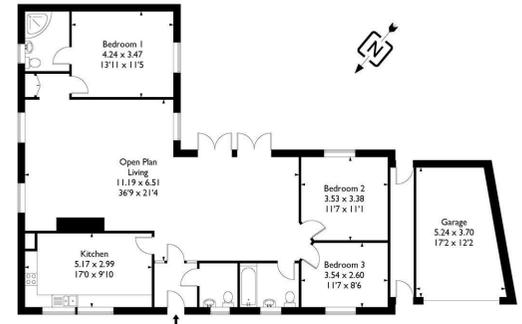


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Approximate Gross Internal Area 126.50 sq m / 1361.80 sq ft  
 Garage/Access Corridor 22.50 sq m / 242.20 sq ft  
 Total Area 149.0 sq m / 1604.0 sq ft



Ground Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.



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			
		57	74
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			
England & Wales		EU Directive 2002/91/EC	

## OTHER INFORMATION



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