



£875,000

12 St. Edwards Road, Cliftonwood, Bristol, BS8 4TS

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## 12 St. Edwards Road Cliftonwood, Bristol, BS8 4TS

A beautifully presented period home with harbour views, generous living space, and a sunny southerly facing garden. Set on a quiet cul-de-sac in Cliftonwood, this handsome home offers a wonderful balance of period charm and versatile living space.

The paved front garden leads to an entrance hallway, off of which you'll find two rooms currently utilised as a main bedroom and a home office. The front bedroom features a wide bay window, detailed corncicing, a pretty ceiling rose, and a classic period fireplace. Adjacent, the home office enjoys serene views across the city, a fireplace with fitted alcove storage and stripped wooden floors which continue throughout much of the house. Tucked behind pocket doors and down a few steps is an inviting family room, with dual aspect sash windows letting in plenty of light, and enough room to use the space for either relaxing or socialising.

On the lower ground floor, the open plan kitchen and dining room makes a fantastic social hub. White cabinetry with wooden worktops offer plenty of storage and workspace, as well as providing room for integrated appliances. French doors open out to a southerly facing garden with a paved area ideal for alfresco dining, surrounded by mature planting and a calming water feature. Adjacent to the kitchen, a utility room provides space for a washing machine and additional storage, as well as access to a bathroom complete with a shower.

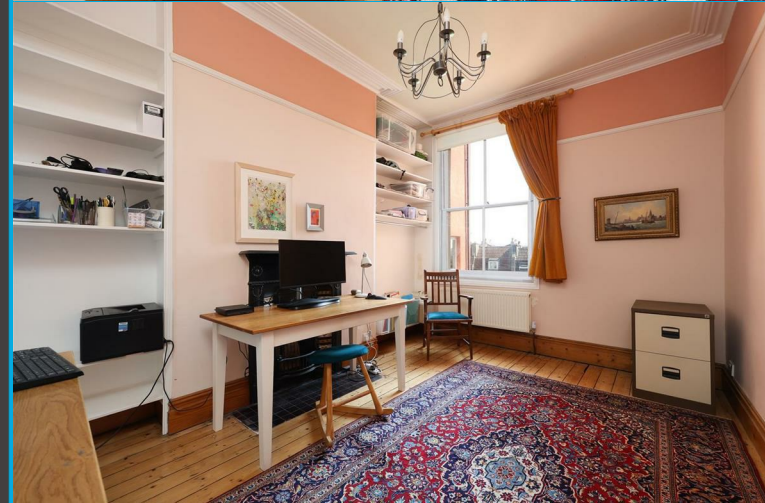
The first floor features a lovely front facing living room, filled with natural light from its generous windows, and with period details like stripped floors, a fireplace and ceiling rose bringing warmth and character. Two further well-sized bedrooms and a family bathroom featuring half height panelling and a full suite, offer ample space for guests or children.





Moving upstairs are the final two bedrooms, each bright and airy with sash and Velux windows. The larger of the two bedrooms on this level also has a convenient ensuite w/c. The elevated position of the rooms at the back of the home offers fantastic views over Bristol's Harbourside and beyond.

This impressive home is ideally situated just a short walk from the water's edge, with local pubs, cafes and riverside walks on your doorstep, as well as excellent links to the City Centre. You're also just a stroll away from the independent shops and restaurants of Clifton Village.

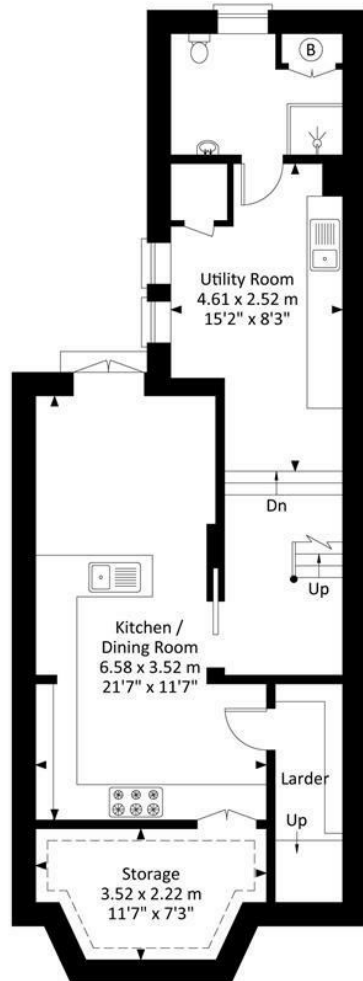




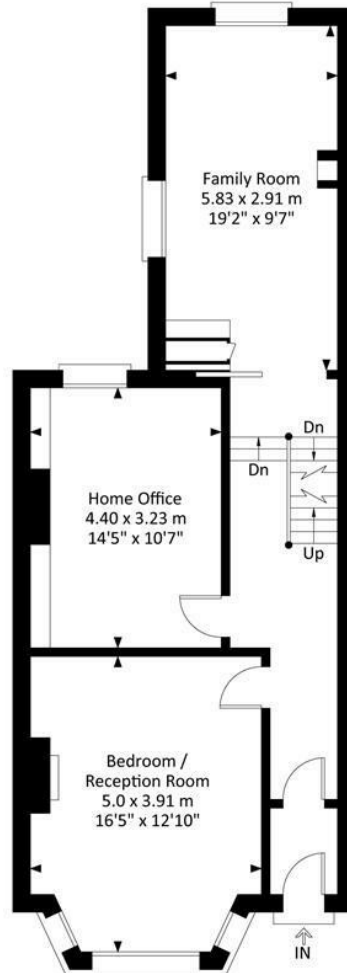


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Approximate Gross Internal Area = 239.04 sq m / 2573.0 sq ft  
(Excluding Eaves Storage)



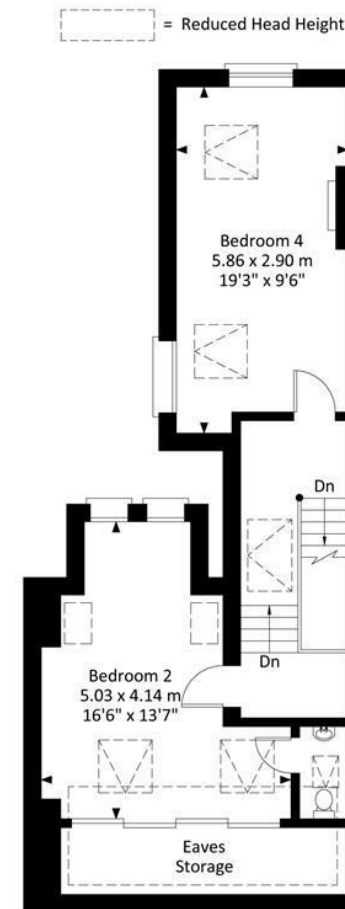
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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