



Clifton Street, Bristol

- 0.3 Mile Walk To North Street
- Downstairs WC
- Two Double Bedrooms
- Two Reception Rooms
- Stones Throw From South Street Park

£435,000

- Recently Renovated
- Four Piece Bathroom
- Utility Room
- Contemporary Kitchen
- Victorian Terrace

HUNTERS[®]
HERE TO GET *you* THERE

Clifton Street, Bristol

DESCRIPTION

Hunters are thrilled to present for sale this beautifully appointed two bedroom victorian terrace home on Clifton Street, Bedminster, just a 0.4 mile walk to North Street and stones throw from West Street & South Street park. Having been renovated and extended by the present owners the properties sure to prove ideal for any couple looking for a beautiful home in this desirable location.

Internally the ground floor affords a living room, complete with log burner. Whilst the kitchen/ diner space has been remodelled to offer a great entertaining space, complete with a contemporary kitchen and exposed wood flooring, finishing up the downstairs is the utility room and WC.

Upstairs, there are two double bedrooms and new installed bathroom complete with a four piece suite to include a walk in corner shower and free standing bath. The rear garden faces in a south/ westerly direction and is laid with a decked area and artificial lawn, whilst the front offers an area ideal for bike & bin store. The property is sure to prove popular, so please contact Hunters to arrange an internal viewing appointment.

TENURE-
Freehold

COUNCIL TAX BAND-
B

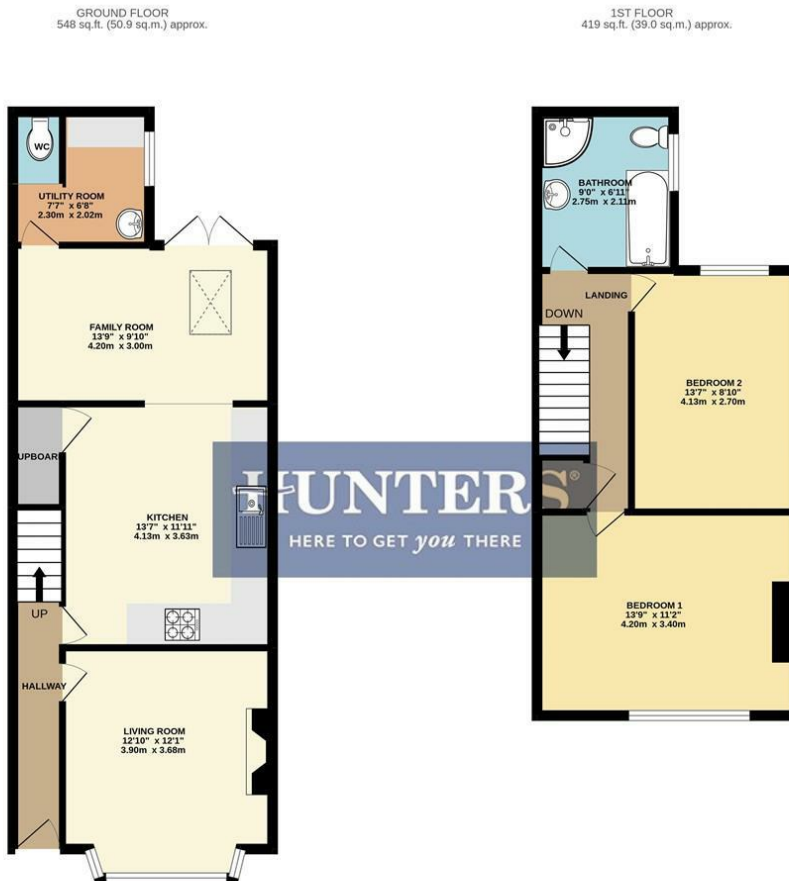
EPC BAND - C - Please see below link for EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0332-0822-9100-0842-2206>

FIND THE PROPERTIES EXACT LOCATION USING WHAT3WORDS-
<https://what3words.com/wicked.crib.verge>
Head to what3words website and use 'wicked.crib.verge'

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TOTAL FLOOR AREA - 967 sq.ft. (89.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

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