



12 CLIFTON WOOD ROAD

Clifton, Bristol BS8 4TW

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A charming Victorian bay fronted end-of -terrace Clifton Wood family house with a lovely enclosed west facing garden and versatile accommodation over three floors.

* A FABULOUS FAMILY HOME SITUATED BETWEEN CLIFTON VILLAGE AND THE HARBOURSIDE * LIGHT-FILLED SITTING ROOM WITH A COAL-EFFECT GAS FIRE * DELIGHTFUL OPEN-PLAN KITCHEN AND DINING ROOM * CHARMING READING ROOM / HOME OFFICE ON THE HALL FLOOR * BEDROOM THREE * MASTER BEDROOM SUITE AND A FURTHER DOUBLE BEDROOM * FAMILY BATHROOM * ENCLOSED WEST FACING GARDEN WITH POTENTIAL FOR OFF-STREET PARKING * CATCHMENT FOR HOTWELLS AND CHRISTCHURCH PRIMARY SCHOOLS * EPC: E

Situation

Clifton Wood Road sits almost centrally in sought after Clifton Wood – with its superb location just north of Bristol's bustling floating harbour, south of Clifton Village and just to the west of Brandon Hill Park and Gardens.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep. Badminton School for Girls, Bristol Grammar School, Clifton High School and QEH to name but a few. The house sits within both the Hotwells Primary School and Christchurch Primary School catchment areas and nearby are several leading independent day nurseries.

The Lion, a highly regarded local pub is literally a stone's throw away from the front-door and the local area is bisected an array of local footpaths with routes up to Clifton village and down to the harbour.

For Sale Freehold

"Beaufort Villas" is a small terrace of double height bay-fronted Victorian townhouses, situated towards the southern end of Clifton Wood Road. No. 12 occupies an attractive end-of-terrace position with a charming balcony to the front and a west facing garden to the rear.

Internally, the house has been much loved and improved by the current owners and provides flexible accommodation over three floors, with three bedrooms and two bath / shower rooms.





Access to the house is via the side, creating a superb open plan reception hall leading with an arch into a beautiful family space, with west facing views and a high quality Karndean stripped oak effect floor.

The sitting room is a lovely space, with an original tiled fireplace and coal effect fire, triple sash bay window expanse of ceiling plaster work and a useful fitted bookcase.

Off the entrance is access to a well-appointed cloakroom, complete with a w.c and wash basin.

Also on the hall floor is a versatile third double bedroom, providing potential use as a further sitting room or home office.

Stairs lead down to a lovely semi-open plan dining room and kitchen, with a part-glazed door leading out into the west facing garden. The kitchen is well-appointed with plenty of floor and wall mounted storage along with a NEFF five-ring gas hob, NEFF electric oven and warming drawer, NEFF microwave and combi oven and integrated dishwasher, fridge and freezer.

Upstairs, across the top floor lie two further double bedrooms. The master bedroom is exquisite; with a triple sash bay window and its own canopied balcony, walk-through dressing room and fully tiled en-suite shower room.

Bedroom two has charming west facing views and lots of natural light and is served by its own bathroom complete with a panelled bath with a shower over, w.c and wash basin and an opaque sash window.

Outside

The charming rear garden is low maintenance and sun-filled with a west facing orientation. Recently landscaped and with a garden shed it provides an array of year 'round colour and form, with mature beds, herbs, trees and shrubs dotted around its gravel base and screened discreetly from the neighbours to maximise the day's sun.

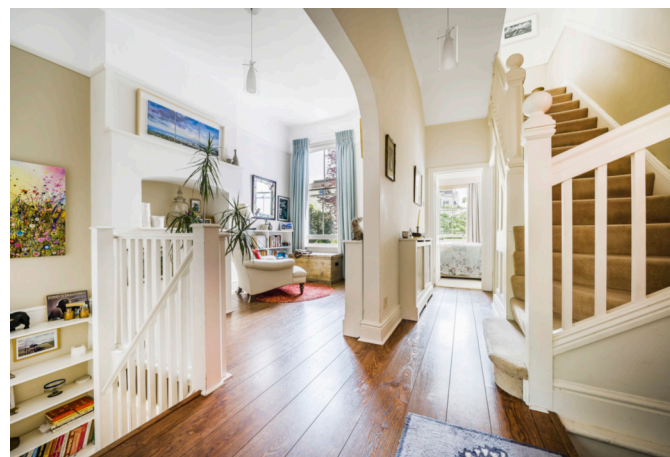
There is plenty of space for al-fresco dining and double doors open onto Church Lane, providing off-street parking if required.

Services

All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

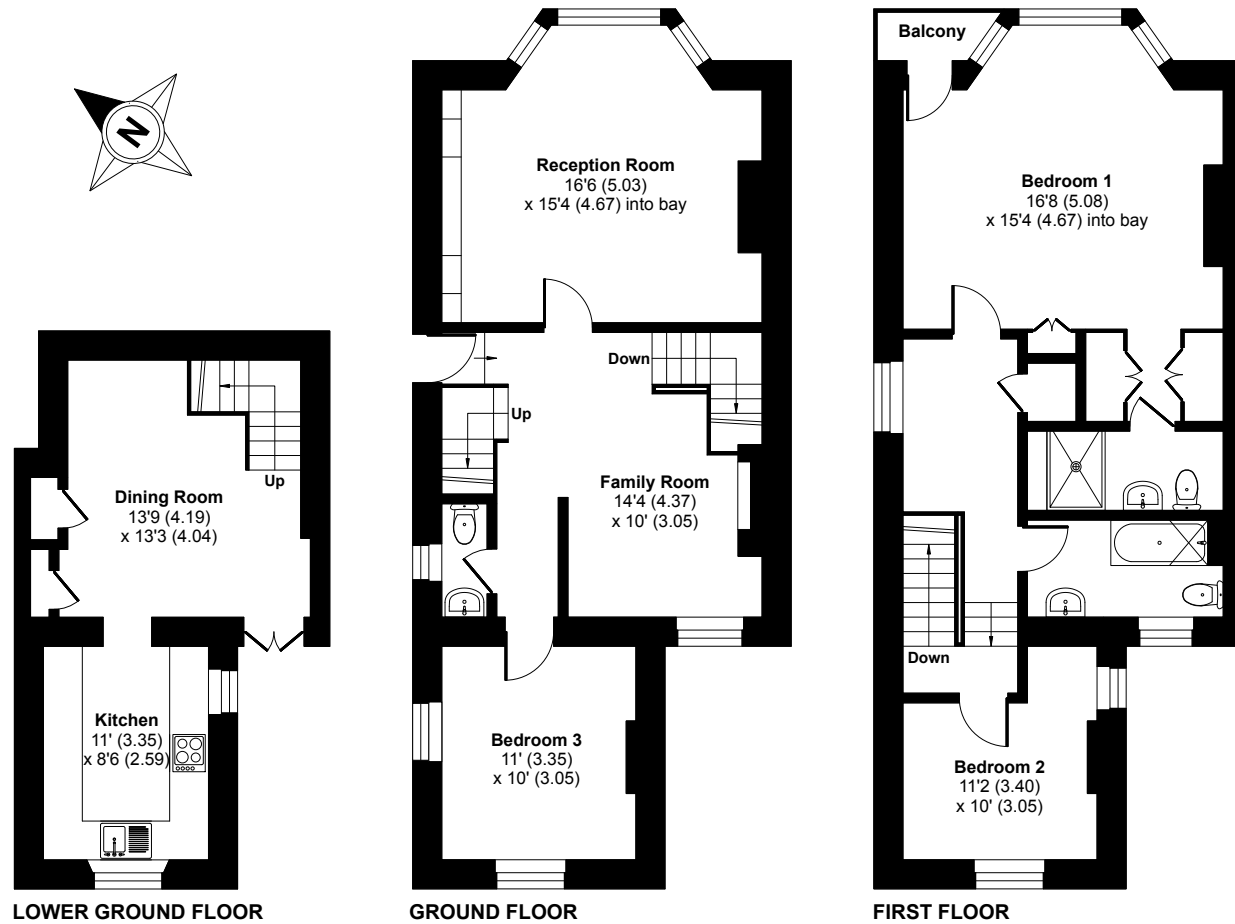
Bristol City Council: Tel: 0117 922 2000
Council Tax: Band E



Clifton Wood Road, Bristol, BS8

Approximate Area = 1481 sq ft / 137.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 985218