

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



3 PERCIVAL ROAD, CLIFTON, BRISTOL, BS8 3LE



3 PERCIVAL ROAD
CLIFTON
BRISTOL

SUMMARY

An exquisite semi-detached Victorian house. Restored and renovated to an exceptional standard throughout with beautiful character features typical of the era and over 3100 Sq. Ft.

SITUATION

Located within a short walking distance of Clifton College and Clifton Village just under a 1/2 mile away has a variety, of restaurants, coffee-shops and independent retail outlets. Steeped with History and being home to Isambard Kingdom Brunel's Suspension bridge.

The Clifton Durdham Downs with more than 400 acres of open recreational space on your doorstep is ideal for walking dogs. Education nearby includes the aforementioned Clifton College, Badminton, Clifton High and Christchurch Primary School. Local bus services can be found on your doorstep and can provide transport into the town centre and beyond.





DESCRIPTION

Entered via the front vestibule and into a grand hall. The air of quality and period features typical of the Victorian era continue throughout the property. Particular attention should be paid to the high ceilings, cornicing, ceiling roses and picture rail. The Hall with beautiful tiled floor, doors to principal rooms and stairs to first floor. The drawing room to the front aspect has a plethora of period features including high ceilings, picture rail, beautiful ornate cornice, ceiling rose, shutters for privacy and stripped floorboards. The stripped boards continue in the Sitting Room / Study that has superb views over Clifton College 'Newfield' playing ground. Also on this level is a useful wash-closet. The Kitchen downstairs is flooded with light, the bespoke design houses a range of integrated appliances and AGA range cooker, variety of base units and granite worktops. As depicted via the floorplan the kitchen is open plan and suits modern living with dining area and snug. The bedrooms located on the first and second floors. The master bedroom with jack and jill en-suite shared by the bedroom/dressing room to the rear of the property. As depicted via the floorplan the second floor houses a further three bedrooms; one en-suite room and two further bedrooms serviced via the main bathroom that exudes style and sophistication.





OUTSIDE

The garden is mainly located to the front of the property with off street parking. A rear courtyard and further parking spaces to the rear of the property.

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY & COUNCIL TAX

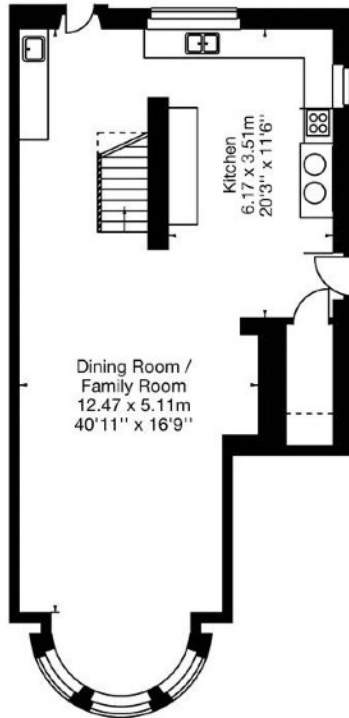
Bristol City Council - House Band G

DIRECTIONS

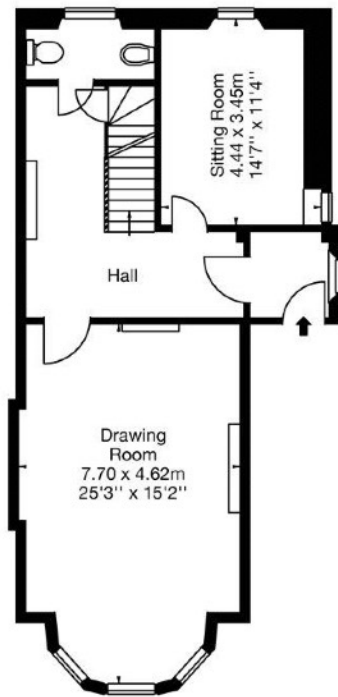
From Lloyd Williams Estate Agents in Clifton proceed out of Clifton towards Clifton College and down College Road. Before the memorial arch turn left onto Percival Road. Continue along where the property will be found on the right hand side after the Redgrave Theatre.



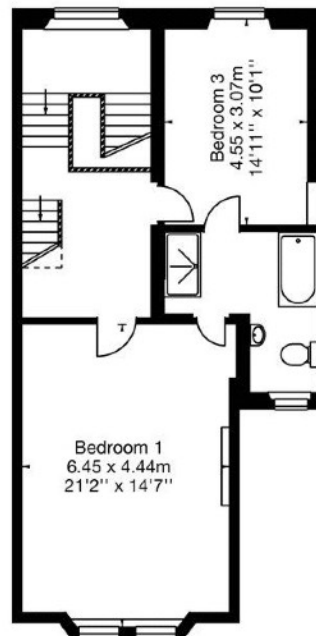
3 Percival Road,
Clifton,
Bristol, BS8 3LE
Approx. Gross Internal Area
3170 Sq Ft - 294 Sq M



Garden Floor



Hall Floor



First Floor



Second Floor



© Capture Property Marketing 2019. Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. **VIEWINGS - interested parties are advised to check availability and current situation prior to travelling to see any property.**