



3 Guthrie Road, Clifton, Bristol, BS8 3EZ

Guide price £925,000

A versatile, light and beautifully presented five bedroom semi-detached townhouse superbly located in a quiet, central Clifton location. This is an ideal property for those looking for an opportunity to downsize or alternatively as a low maintenance family home

With accommodation set over three floors this superb modern townhouse offers many inviting benefits including a stunningly appointed kitchen/living/dining space with under floor heating and bi-fold doors leading on to a beautifully landscaped south facing patio garden to the rear. There is an integral garage and further off street parking for 2-3 more cars. The first floor offers a spacious and light first floor living room with access to a sizeable south facing balcony. Further to this there is well proportioned master bedroom, which has a luxuriously appointed shower room en-suite. The top floor comprises of three/ four further bedrooms, a study and family bathroom also finished to particularly high specification.



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Location

Situated on Guthrie Road the property is superbly located close to the many amenities of Clifton Village, Whiteladies Road and The Triangle, all of which are in close walking distance as are The Durdham Downs which offer some 400 acres of recreational space. The property is also very well located for schools, in fact Clifton College is literally on the door step of the property and other schools that are also within easy walking distance or close by include, St Johns Primary, Clifton High School, Christchurch Primary, BGS, QEH, Redmaids, Badminton and Torwood. There are a number of bus routes located just around the corner from on Pembroke Road. Bristol's City Centre itself is within only one and a half miles allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station

Other information

Tenure: We are advised is freehold. This should be checked by your legal adviser
Local authority: Bristol City Council (01179222000)
Council tax band: Band F
Services: All mains services
Viewing: Strictly by appointment with the sole selling agents Hydes of Bristol – 01179731516 – post@hydes.co.uk

3 Guthrie Road,
Clifton Bristol, BS8 3EZ
Approx. Gross Internal Area
1897 Sq Ft - 176 Sq M



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