



**Clifford Road, Bristol**  
**£325,000**

2 bedroom terraced house for sale | Freehold **SSTC**

## The Property-

Spacious two-bedroom period property offering excellent potential to add value and put your own stamp on. The lounge is filled with natural light through double-glazed front windows and features a gas fire. The dining room also benefits from a gas fire, a rear double-glazed window, and useful under-stairs storage. To the rear, the kitchen includes tiled flooring, a sink with a mixer tap, partially tiled walls, fitted cupboards and worktops, with an adjoining utility area housing the combination boiler and plumbing for a washing machine. Additionally, benefits with an entrance porch and a long hallway giving access to all the ground floor rooms.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom enjoys a lovely period fireplace, built-in wardrobe, and a large double-glazed window to the front, allowing for an abundance of natural light. The second bedroom is also a comfortable double, overlooking the rear of the property. The bathroom is generously sized and fitted with lino flooring, a rear-facing double-glazed window, WC, wash hand basin with hot and cold taps, bath with shower over, extractor fan, and partially tiled walls, complemented by a charming period fireplace feature. The landing provides access to the loft, offering further potential subject to the necessary consents.

## Outside-

The front of the property is low maintenance, with a paved pathway leading neatly to the front door, creating a smart and welcoming approach. To the rear, the property benefits from a paved seating area, ideal for outdoor dining, along with a useful shed and separate storage space. Beyond this, the garden opens up into a superbly long, established lawn, offering a fantastic sense of space and privacy. At the far end sits a substantial shed, providing excellent additional storage or workshop potential. This generous outdoor space is perfect for families, keen gardeners, or those who enjoy entertaining, with plenty of room for seating areas, play space, or future landscaping opportunities to truly make it your own.

## Location-

Clifford Road is ideally situated in the highly sought-after Fishponds area, known for its strong community feel and excellent local amenities. Fishponds Road is just a short walk away, offering a wide range of independent cafés, shops, supermarkets, and everyday conveniences. The property is well placed for transport links into Bristol city centre and surrounding areas, making it ideal for commuters. There are also several nearby green spaces and parks, providing great options for walks and outdoor leisure. A well-connected and popular location, combining convenience, lifestyle, and a welcoming neighbourhood atmosphere.

Council Tax Band: B (Bristol City Council)

Tenure: Freehold

Garden details: Front Garden. Rear Garden

## GROUND FLOOR:

### Entrance Porch

### Hall

### Lounge

3.56m x 4.16m (11'8 x 13'7)

### Dining

3.57m x 4.17m (11'8 x 3'8)

### Kitchen

3.23m x 2.18m (10'7 x 7'1)

### Utility

1.44m x 2.14m (4'8 x 7'0)

## FIRST FLOOR:

### Landing

### Bedroom 1

3.60m x 4.86m (11'9 x 15'11)

### Bedroom 2

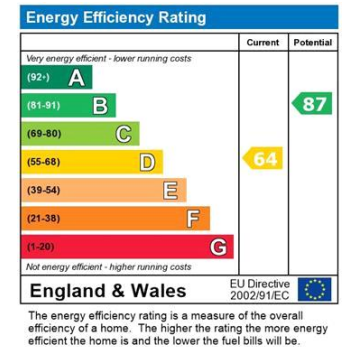
4.65m x 2.56m (15'3 x 8'4)

### Bathroom

2.85m x 2.21m (9'4 x 7'3)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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