



Heathercliffe, Goodeve Road BS9

£500,000



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HEATHERCLIFFE, GOODEVE ROAD, BS9

Recently and extensively renovated to a high standard, this light and airy 3 double bed, 2 bathroom, top floor apartment, with garage. Set within a Victorian conversion positioned within the ever popular Sneyd Park within walking distance of Durdham Downs.

This property offers spacious living room with feature fireplace and bay of three sash windows to the front offering far reaching views. A good size newly fitted kitchen with window overlooking the rear of the property. 3 good sized double bedrooms with modern ensuite shower room to master, utility room and contemporary family bathroom. Additional benefits include - access to the vast loft storage and a garage situated off the driveway. Offered with no onward chain.

Stoke Bishop Church of England Primary School approx. 1.21km

Elmlea Infant School approx. 1.61km

Location

This property is located just off the ever popular Durdham Downs in the exclusive and leafy suburb of Sneyd Park, one of the most prestigious areas to live within Bristol. The location offers easy and convenient access to Whiteladies Road, Clifton Village and the city centre with its extensive range of shops, restaurants and boutiques as well as being within close proximity to Henleaze High Street and the motorway networks.

Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At White Tree roundabout, take the second exit onto Parrys Lane. At the next roundabout, take the first exit onto Druid Hill and continue onto Stoke Hill. Turn right onto Church Road and continue straight onto Julian Road. Turn right onto The Avenue and right onto Hazelwood Road. Turn left onto Goodeve Road and turn left again. Heathercliffe will be on the right.

Lease Information

Length of Lease: 999 years from 1880



Guide Price: £525,000

Tenure: Leasehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position: No Onward Chain

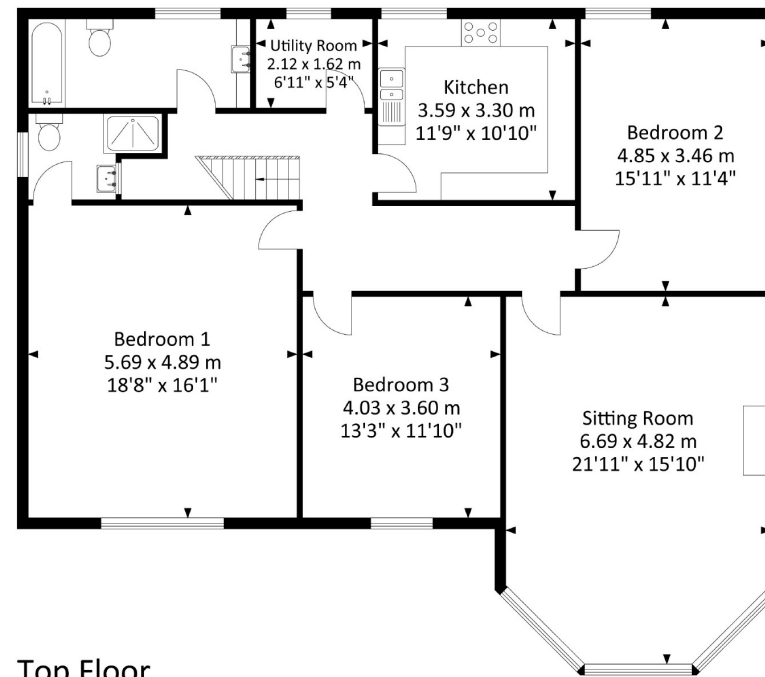
Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

Heathercliffe, Goodeve Road, Bristol, BS91PN

Approx. Area 1390.6 Sq.Ft - 129.2 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(10-100) A		
(81-101) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Offered With No Onward Chain
- 3 Double Bedrooms, 2 Bathrooms
- Utility Room
- Garage
- Access To Vast Loft Space
- No Managing Fee (1/4 Costs)



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