



54A Oakfield Road, Clifton, Bristol, BS8 2BC

**GUIDE PRICE £399,950**



**GOODCHILD**  
ESTATE AGENTS

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## PROPERTY OVERVIEW

A spacious 2 double bedroom garden apartment set within an attractive Victorian building on a popular road in a convenient Clifton location, benefiting from private front and rear courtyard gardens as well as a private entrance.

Located conveniently within 200 yards of Whiteladies Road, also within a short stroll away from Clifton Village and Durdham Downs with over 400 acres of recreational space to enjoy.

Via steps leading down to front courtyard where you will find the private entrance to the apartment. The entrance hallway features a vaulted ceiling, double radiator, fully tiled floor and door through to large cellar storage cupboard, tiled floor and radiator. Alarm control panel and door through to open plan living/dining area with a large period style sash window to front, double radiator, tv and telephone point, wood effect flooring. Opening through to inner hallway.

Contemporary fitted kitchen comprising base and eye level oak units with integrated electric oven with 4 ring gas hob with stainless steel extractor hood above, integrated fridge/freezer and dishwasher, roll edged laminated worktops with inset 1½ bowl stainless steel sink and drainer unit. The utility room has plumbing for a washing machine and appliance space for tumble dryer with built in work top over, built in shelving, tiled floor and wall mounted fuse box for electrics.

Bedroom one has part glazed double doors accessing rear courtyard garden, further door to en-suite bathroom/wc and double radiator. Bedroom two has two double glazed windows to side and further part glazed door accessing rear courtyard garden, double radiator, telephone point and double doors accessing airing cupboard housing high pressure hot water tank and gas boiler. Built in double wardrobe. The bathroom comprises of a white suite comprising panelled bath, low level wc and pedestal wash basin, chrome effect heated towel rail, mosaic tiled floor, fully tiled walls, inset spotlights and extractor fan. There is an additional shower room with contemporary white suite comprising over sized shower enclosure with system fed chrome effect shower, low level wc and pedestal wash basin, part tiled walls, mosaic tiled floor, inset spotlights and extractor fan.

### Outside

Paved with steps leading up to a gateway which in turn leads onto the parking area where there is private parking space for one car at the rear of the property.

### Location

Oakfield Road is located close to the vibrant and cosmopolitan Whiteladies Road and the Triangle with its wide range of shops, bars and restaurants. The property is also located moments from the well-regarded Lido with its open-air swimming pool whilst the BBC, Bristol University and the ever-popular Clifton Village are only a short walk away.

Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought-after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Annual Service Charge: £1,350.42

Annual Ground Rent: £200

N.B. The vendors are connected to Goodchild Estate Agents Ltd.

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## KEY DETAILS

- A Spacious Garden Apartment
- 2 Double Bedrooms
- Private Entrance
- Convenient Clifton Location

Guide Price: £399,950

Tenure: Leasehold

Council Tax Band: D

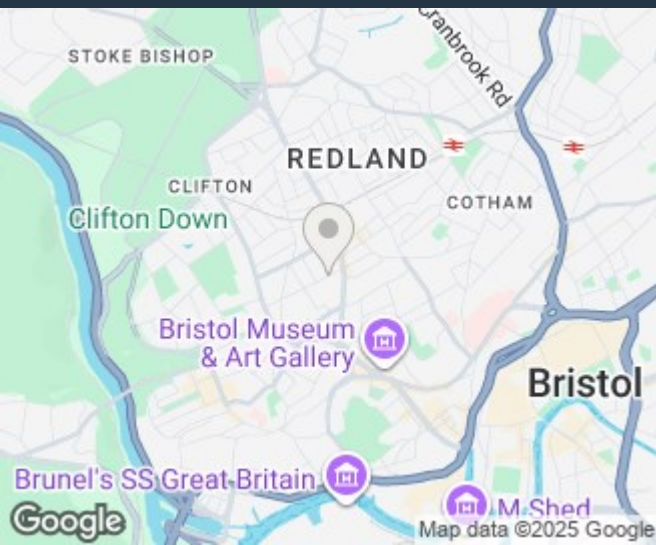
Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

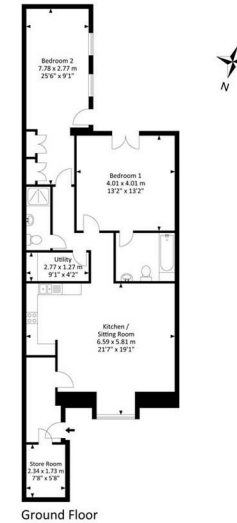
Viewing: By appointment only



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54A Oakfield Road, Bristol, BS82BG  
Approx. Area 1051.90 Sq.Ft - 97.70 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.



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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