

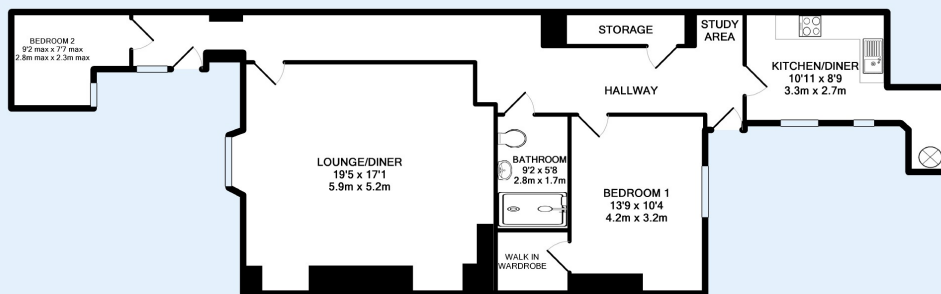


**Clifton - £365,000**

2 bed flat

18 Caledonia Place, BS8 4DJ





Made with Metropix ©2017



A beautifully presented 2 bedroom courtyard garden flat set within a highly sought after Georgian terrace in Clifton Village offering a level approach to the nearby amenities. This stunning property benefits from a private entrance, communal storage area, private rear courtyard with southerly aspect and is set within the Clifton Village residents' parking zone. The accommodation offers: spacious entrance hall, bedroom 2 with window to front courtyard, 19ft5 x 17ft1 lounge/diner with sash window and working shutters to front elevation, inner hall with under stair storage, study area and door to private courtyard, modern bathroom with walk in shower, bedroom 1 with walk in wardrobe and sash window to private courtyard, attractive kitchen/diner with integrated appliances and two windows to the private courtyard. No onward chain.



### Clifton Branch

187 Whiteladies Road, Clifton, Bristol, BS8 2RY

Call: 0117 9466007

Mail: [cliftonsales@oceanhome.co.uk](mailto:cliftonsales@oceanhome.co.uk)

Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.