



## 12 Granby Hill, Bristol, BS8 4LT

£2,300 Per month



4 Bedroom Town House in Clifton | Modern Kitchen with Dining Room | Allocated Parking Space | Private Garden | 3 Bathrooms | Plenty of Built-in Storage | Great Views | Available beginning of January 2021.

This exceptional property is situated on Granby Hill a residential road close to Clifton Village and also the Harbourside. This modern town house has generous living accommodation which includes a large open-plan kitchen and dining room on the ground floor with a good sized utility room and access to the private rear garden. The kitchen includes all white goods including a range cooker, integrated fridge/freezer, dishwasher, and a range of wall and base units. The utility room has a sink, range of wall and base units and integrated washer/dryer.

The 1st floor has a spacious lounge which has incredible views to the front of the property over Windsor Terrace and across Bristol to Ashton Court Estate. To the rear is the master bedroom which has built-in wardrobes and a door leading to a modern shower room. The top floor accommodates two further



- 4 Bedroom Town House
- Two Bathrooms and Guest Cloakroom
- Plenty of Built-in Storage Space
- Private Rear Garden
- Modern Open-Plan Kitchen and Dining Room
- Master with En-Suite
- Splendid Views from Lounge
- Allocated Parking Space