



Queen's Parade
Bristol
BS1



An attractive Grade II listed townhouse opposite Brandon Hill.



18 Queen's Parade is a handsome, four story, period townhouse found in a popular location at the heart of Bristol's city centre.

The accommodation is both flexible and full of natural light, enjoying attractive views and period charm.

On the ground floor are two reception rooms separated by a central staircase. Each benefits from a pleasant outlook with wooden board flooring, a feature throughout much of the property, and tall ceilings.

On the upper floors there are three good sized bedrooms, two with en-suite shower, and a fourth smaller bedroom next to a family bathroom. All have views either over Brandon Hill or over South Bristol.

The lower ground floor offers two rooms, a dining room to the front, and a spacious kitchen breakfast room facing south at the rear. This flows to a purposely designed and easy to maintain rear garden, which enjoys the sun throughout much of the day.





Fixtures and fittings

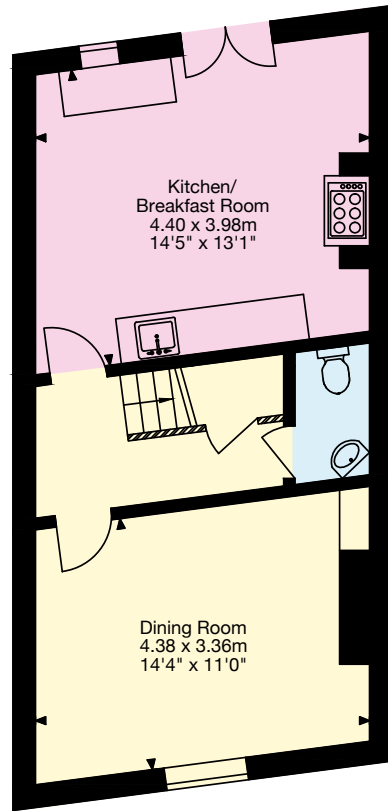
Only those mentioned in these sales particulars are included in the sale, including fitted carpets. All other items are specifically excluded but may be made available by separate negotiation.

Local authority

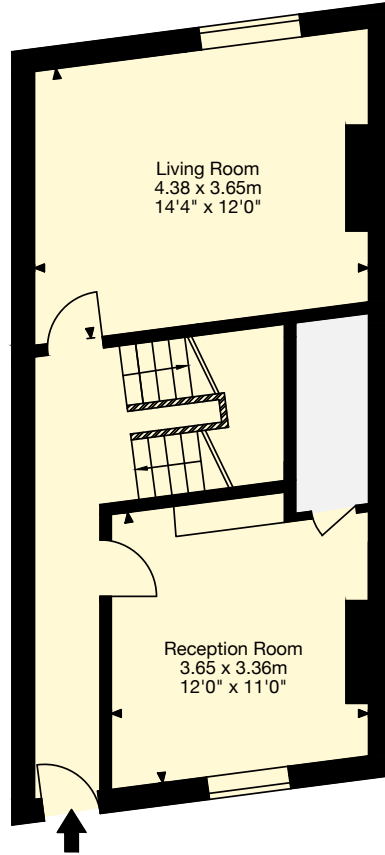
Bristol City Council Telephone: 0117 922 2000



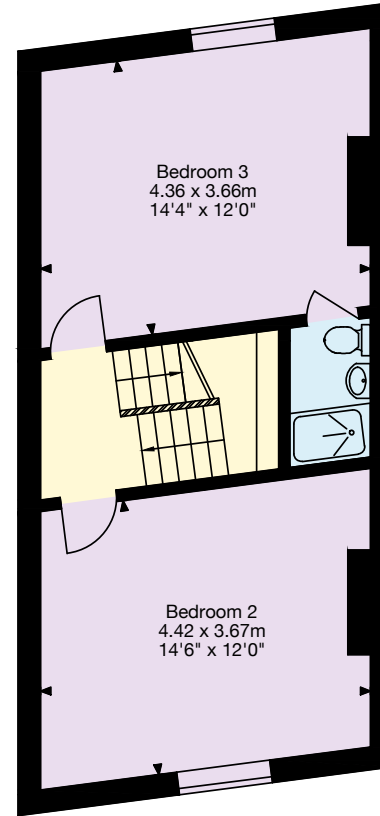
Approximate Gross Internal Floor Area
Main House = 169 sq m/1,824 sq ft



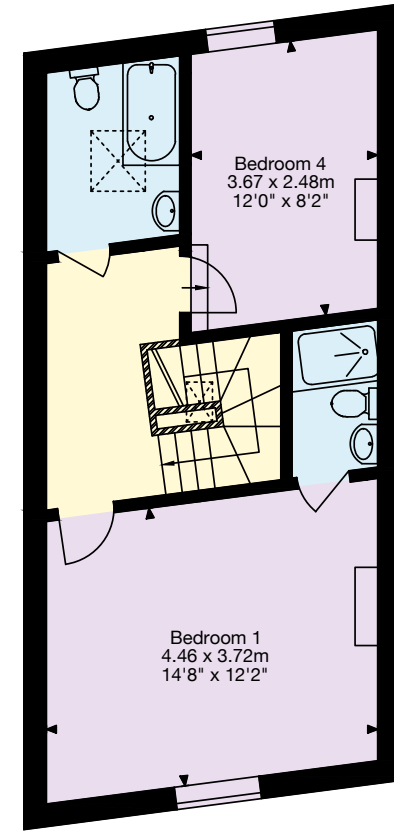
Lower Ground Floor



Ground Floor



First Floor



Second Floor



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.

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I would be delighted to tell you more.

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