



20A RALPH ROAD,
HORFIELD, BS7 9QP

**GOODMAN
& LILLEY**



A FANTASTIC ONE-BEDROOM GARDEN FLAT OFFERED IN EXCELLENT CONDITION THROUGHOUT AND SITUATED IN A SOUGHT AFTER LOCATION ON THE BISHOPSTON / HORFIELD BORDERS.

Location

The property is situated a short stroll from the popular Gloucester Road and its many independent shops, supermarkets, cafés, and restaurants and enjoys great transport links including direct bus routes into the City Centre and easy access to the M32 and M4/M5.

Accommodation

Please refer to floorplan for approximate room measurements and internal layout.

Entrance

The apartment is accessed via a rear gate to an attractive garden with double glazed double doors to the kitchen / dining room.

Sitting Room

Located to the front of the property with large double glazed bay window, fireplace with stone hearth, exposed floor boards, radiator and picture rails.

Kitchen / Dining Room

To the rear of the flat and a good sized space with room for table, double glazed, double doors out to the rear garden, radiator and two double glazed window to the side. The modern fitted kitchen has good storage with wood work surfacing over, sink, tiled surrounds, integrated appliances, and space for a fridge freezer.

Bedroom

A double bedroom with double glazed window to the rear, picture rails and radiator.

Bathroom

A modern bathroom fitted with a white suite comprising space saver bath with shower fitted over and glass screen, wash basin with vanity unit under and low level wc. There is also a heated towel rail/radiator, tiled surrounds and floor, double glazed window to the side.

Outside

Garden

The apartment comes with a superb rear garden that incorporates artificial lawn and patio areas with attractive borders, built in storage and is all fully enclosed. There is parking to the rear.

Additional Information

Tenure - Leasehold (share of freehold)

999 year lease

Bristol City Council

Council Tax Band - A

Services - Mains Gas, Water, Drainage and Electric

Please ensure you check the following with your legal representative.

-
- Wonderful Garden Apartment
 - One Double Bedroom
 - Kitchen Diner
 - Popular / Sought After Location
 - 16 ft plus Sitting Room
 - Well Presented Throughout

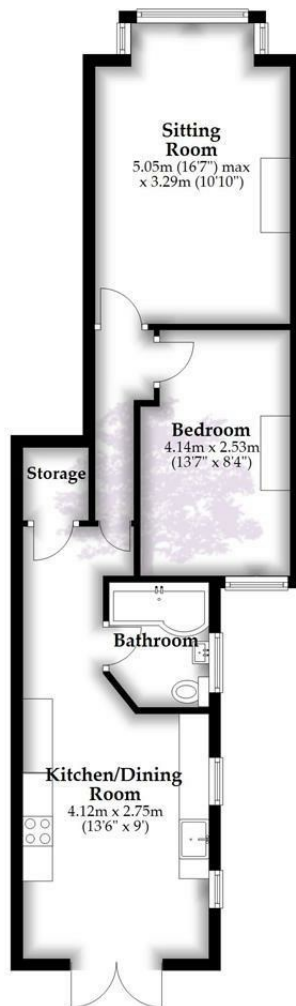


GUIDE PRICE £275,000



Floor Plan

Approx. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 52.4 sq. metres (564.5 sq. feet)

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.
Plan produced using PlanUp.

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