



FLAT 1
46 CRAYDON ROAD
BRISTOL
BS14 8HD
£220,000



GREGORYS
ESTATE AGENTS

Presented to an excellent decorative standard and offering an impressive list of extras, can be found this purpose built, first floor (top floor) flat.

Spacious accommodation can be found from the communal entrance and hallway, with access to only one other apartment. Once inside the flat a lovely welcoming hallway leads to all rooms. The open plan reception room is bathed in natural light via the dual aspect windows, with lovely far reaching views. Offering generous proportions, this room offers more than enough space for a comfortable lounge and dining areas, whilst the kitchen offers a large selection of built in fitted wall and base units.

The two bedrooms are positioned to the front of the property, with the principal bedroom offering impressive proportions with a further storage recess, suitable for a fitted wardrobe. The second is currently utilised as a spare bedroom and home office. Completing the accommodation is the bathroom of which comprises a three piece white suite with shower over the bath.

Externally the property benefits from allocated parking which can be found to the rear of the development, set away from the road. Also to the rear of the property can be found the communal gardens, enjoying a sunny southerly aspect and exclusive for residents to enjoy.

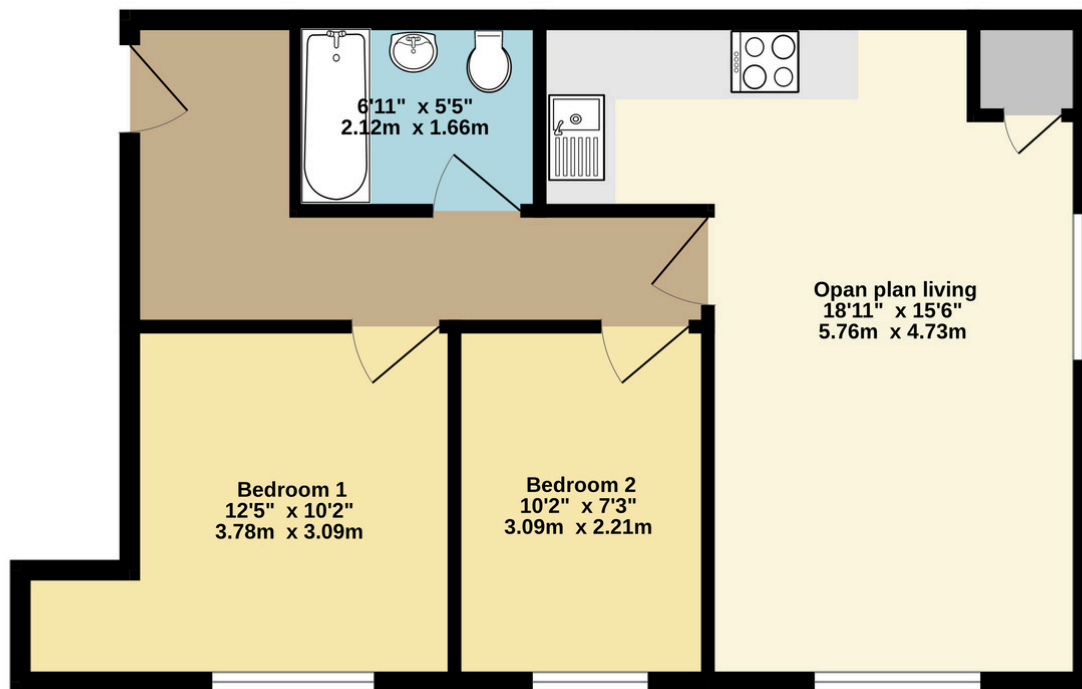
Further benefits include double glazing and gas central heating. The loft offers superb storage potential, in addition to the storage cupboard in the kitchen, where the gas combination boiler is located. The property makes for the perfect first time purchase, particularly due to the low monthly running costs & band A council tax.







Ground Floor
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Energy performance certificate (EPC)

Flat 1 46, Craydon Road BRISTOL BS14 8HD	Energy rating C	Valid until:	25 August 2029
		Certificate number:	9108-3045-7243-6251-9960

Property type	Top-floor flat
Total floor area	45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

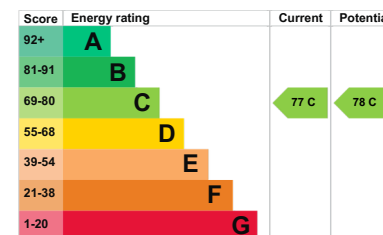
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



GREGORYS
— ESTATE AGENTS —

0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

