



SARAH CLARK
PROPERTY CONSULTANTS

12 |
EDGE CUMBE ROAD, BRISTOL, BS6 7AX

This fantastic sized Hall Floor Flat is available from 24th July 2024 for minimum 12 months.

Located in a semi-detached period property this apartment is minutes away from the amenities and eateries of Gloucester Road and within easy walking distance of Redland and Montpelier Station and foodie hotspot Chandos Road.

Perfect for a small family or two professional sharers this spacious apartment comes with two good sized doubles, two reception rooms, bathroom and a maintained garden. There are brand new carpets and a bright neutral tone throughout.

The master bedroom has a large bay window to the front aspect and the second bedroom is also a generous size with a large widow allowing plenty of sunlight through. Outside the second bedroom is a small area previously used as a walk-in wardrobe or which could be utilised as a study space.

Down the stairs to the smaller reception room which would be well-suited for use as a dining room and includes a large storage cupboard. Up a small flight of stairs takes you to a further reception room with stripped wooden floors, period fireplace and



Features

- Two Reception Rooms
- Two Double Bedrooms
- Period Features
- Close to Gloucester Road
- Study/Storage Room
- Garden
- Sorry but maximum two sharers
- Available 24th July 2024





Kitchen

7'10" x 12'5" (2.41 x 3.79)

Reception 1

8'10" x 14'3" (2.70 x 4.35)

Reception 2

13'0" x 18'9" (3.98 x 5.72)

Office

3'3" x 6'10" (1.00 x 2.1)

Bedroom 1

13'10" x 15'3" (4.22 x 4.65)

Bedroom 2

9'5" x 15'1" (2.88 x 4.61)

Garden



TENURE

SERVICES

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LOCAL AUTHORITY

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Ground Floor
Area: 98.4 m² ... 1059 ft²

Total Area: 98.4 m² ... 1059 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	EU Directive 2002/91/EC
		53	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.