



Wetherell Place, BS8

WETHERELL PLACE, BS8

A spacious three-bedroom, two bathroom flat located in a popular residential area within Clifton. The flat offers light and airy accommodation throughout and is offered to the market with no onward chain.

ACCOMMODATION

Lounge

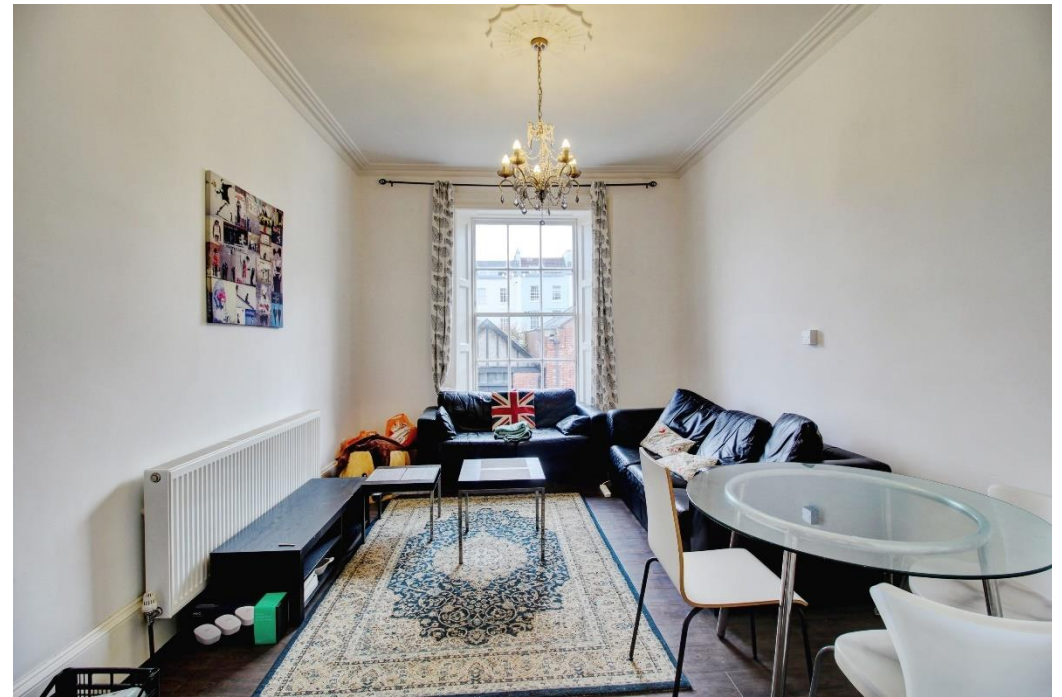
Kitchen

Master Bedroom with En-suite

Two additional double bedrooms

Family bathroom

northwood





DESCRIPTION

A generous three-bedroom, two bathroom flat offered to the market with no onward chain. The property is set in a highly sought-after location and within walking distance of a number of local attractions which include Cabot Tower, Durdham Downs and Clifton Village as well as public transport links.

Upon entering the block you'll be greeted by a spacious reception hall with a flight of stairs which lead to the first floor and the front door of the flat.

Step through the front door into the internal hallway, once inside, the property boasts a well-planned layout, designed to maximize the space on offer.

Located off the hallway are three double bedrooms, kitchen, lounge and family bathroom.

The lounge and kitchen area offer a sense of open plan living and coupled with the large sash window within the lounge area the room is bathed in natural light, this helps create the perfect space for entertaining family and friends. The kitchen area is fitted with a range of wall and floor units and includes an integrated oven and hob as well as an integrated fridge/freezer.

Moving onto the bedrooms, the property houses three double bedrooms, each offering a generous amount of space, as well as ample natural light via their own sash windows. The master bedroom is a standout feature of this property, offering an en-suite shower room for added convenience and luxury. Comfort and functionality are at the heart of these rooms, promising a serene retreat after a long day.

The family bathroom is fitted with a bath with shower over, a wash hand basin, and a WC. Moreover, the bathroom also has space for a washing machine and a tumble dryer, this adds to the functionality of the room.

This flat is a fine example of urban living, offering a blend of comfort and convenience that is often sought but rarely found.

Moreover, the property's proximity to public transport links ensures easy commuting, whether for work or leisure. This is a unique opportunity to own a home in a prime location.

SITUATION

Located within walking distance of Durdham Downs and Clifton Village this property is ideally placed for those who are wanting expansive outdoor space, shops, cafés, and restaurants on their doorstep.

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD. The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

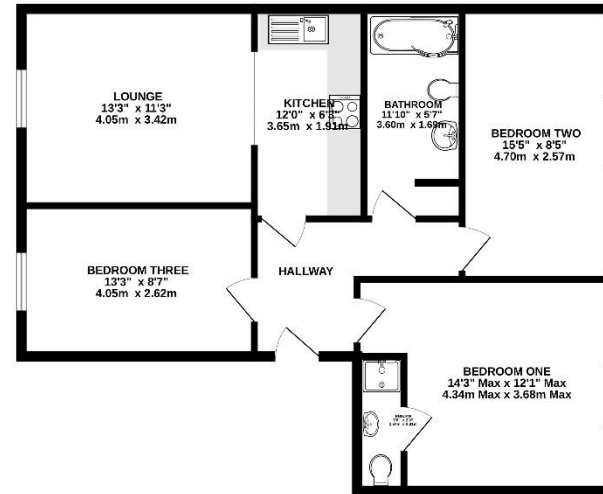
The M5 motorway can be accessed via the A4, mainline rail connections to London Paddington are offered at Clifton Down station (less than 1 mile away). For those looking to travel further afield, Bristol International Airport is a mere 9 miles away and offers regular domestic and international flights.

GENERAL

Tenure – Leasehold. Services - Mains water, mains drainage, mains gas central heating. Postcode – BS8 1AR. Energy Performance Certificate – Rated D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777

Northwood and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.
We do not accept any liability for errors in the accuracy of the figures or detailed floor plan measurements. We make no claim, and do not warrant, that the floor plan is a true and accurate representation of the property. The floor plan is for guidance only and is not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

