





## Parson Street, BS3

A spacious three bedroom flat arranged over two floors and with allocated off street parking, close to Parson Street station and within easy reach of North Street. This would make a perfect first home or buy to let investment property.

### ACCOMMODATION

Lounge/Dining Area

Kitchen

Bathroom

Master Bedroom

Two additional bedrooms

Bathroom

Allocated parking

northwood



## DESCRIPTION



A surprisingly spacious three bedroom flat arranged over two floors ideally situated within walking distance to Parson Street station and less than 1 mile away from the ever popular North Street with its eclectic mix of shops, restaurants, cafes and bars as well as local schools. This property would make a perfect first home or investment property.

The flat offers an excellent level of accommodation, not too dissimilar to a number of the neighbouring houses.

Upon arrival at the property you first encounter the allocated parking/driveway which is solely for the property in question, walk beyond the drive to a gate which in turn leads to an external flight of stairs which culminate at the properties own front door.

Once inside the flat you are greeted by the hallway, from here doors lead to the relevant rooms on the ground floor whilst a flight of stairs lead to the first floor.

At the far end of the hallway is the lounge/dining area, this is a well proportioned principal reception room and bathed in natural light, thanks in part to the windows at the front of the property. This is a great room to entertain guests and host dinner parties as there is also ample room for a dining table and chairs.

Next to the lounge is the bathroom, which comprises a bath with shower over, WC and wash hand basin.

The kitchen has been modernised in recent years and is fitted with a range of wall and floor cupboards and also includes an integrated oven, hob and a fridge/freezer. Next to the kitchen is a double bedroom. A further bedroom can also be found off the hallway, this room could also be used as a dressing room/home office if required.

Head back into the hallway and take the stairs to the first floor. On the first floor you will find the master bedroom. This is a spacious double bedroom with skylights to the front and rear of the property.





## SITUATION

Located within walking distance of the popular vibrant North Street and its array of cafés and bars, this home will no doubt appeal to first time buyers, families and property investors alike.

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. 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.

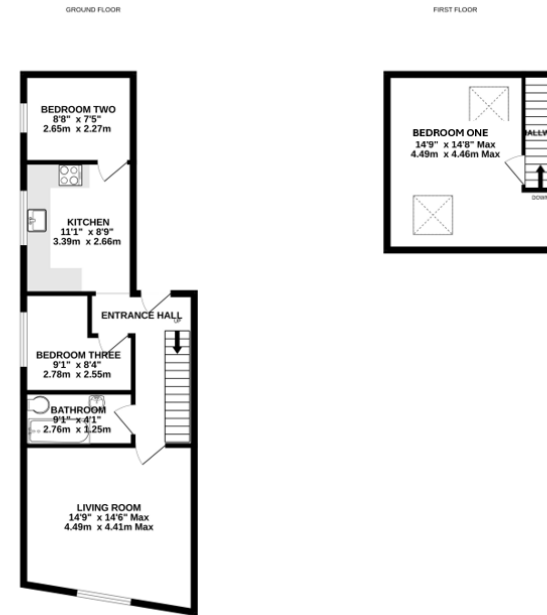
The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a little over 6 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold 979 years remaining on the lease. £0.00 Service Charge. £0.00 Ground Rent. Services - Mains water, mains gas, mains electricity. Postcode – BS3 3QQ. Energy Performance Certificate – D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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