



69a Fox Road
Easton, Bristol, BS5 0YA

Asking price £285,000



69a Fox Road



Description

Welcome to this 2 bed garden flat situated in Easton and within walking distance of the local shops and cafes on St. Marks Road & Stapleton Road.

Comprising of communal hallway leading into the spacious bay lounge featuring a period fireplace. The inner hallway, offering additional storage space, leads to the master bedroom. The kitchen, bathroom and the second bedroom can be found to the rear of the property. The Southerly facing garden offers established greenery and a perfect space for summer parties with friends and family.

Further benefits include gas central heating and double glazing. This property is ideal for first time buyers, call now to book a viewing !!

Set up on the remains of a 999 Year Lease. Council Tax Band A.

- GARDEN FLAT
- SOUTHERLY FACING GARDEN
- KITCHEN
- GREAT LOCATION
- DOUBLE GLAZING
- TWO BEDROOMS
- BAY LOUNGE
- BATHROOM
- GAS CENTRAL HEATING





HOUSE+CO PROPERTY

Approximate total area⁽¹⁾

56.55 m²
608.69 ft²

Bedroom 2
3.04 x 2.48 m
9'11" x 8'1"

Bathroom
2.87 x 1.57 m
9'5" x 5'2"

Kitchen
3.20 x 2.61 m
10'5" x 8'6"

Bedroom 1
2.47 x 3.51 m
8'1" x 11'6"

Living Room
4.58 x 3.47 m
15'0" x 11'4"

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>59</p>	<p>70</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			