



£565,000

12 Cotham Road, Cotham, Bristol, BS6 6DR

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12 Cotham Road Cotham, Bristol, BS6 6DR

A spacious and well presented three bedroom maisonette set within an Edwardian conversion on Cotham Road.

The property has its own private frontage which is currently used as a driveway suitable for parking two cars.

The flat's private entrance is via the front door to the building. Once inside, stairs lead up to the first-floor landing area.

At the back of the first floor is a double aspect kitchen dining room. Twin south-facing windows on the rear elevation and a westerly facing side window flood the room with light. The kitchen features a range of wall and base units and integrated appliances. There is ample storage available and the dining area is suitable for a large table under the windows.

Head towards the front of the property and there is a master bedroom off the hallway. The room is a generous double and features a bay window with west facing aspect on the property's side elevation.

At the front of the property, you will find the living room. The room features a bay window with a separate side window and offers a green outlook onto the frontage. The room features ceiling coving, dado rails, sash



windows and an ornate feature fireplace.

Ascend the staircase up to the next floor and a split landing leads to the back where there is a master bathroom. A window in the rear elevation provides views and south-facing light into this lovely room. There is a separate shower, freestanding bath, washbasin and toilet.

Next door is a double bedroom with a built-in wardrobe and a south-facing window in the rear elevation.

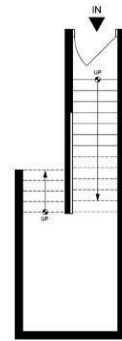
Ascend the final set of stairs to the top of the property and you will find a stunning double bedroom that features twin Velux windows, ample eaves storage areas, a closet and an ensuite shower room that includes a separate shower cubicle, toilet and washbasin.

The property's frontage is currently used for parking, however, the space could be divided to offer a parking space and a small garden.

This special property offers the dynamics and internal dimensions of a house and is in a great location for getting into the city centre, Whiteladies Road, Gloucester Road and Clifton Village. It is also close to the BRI and Bristol University.

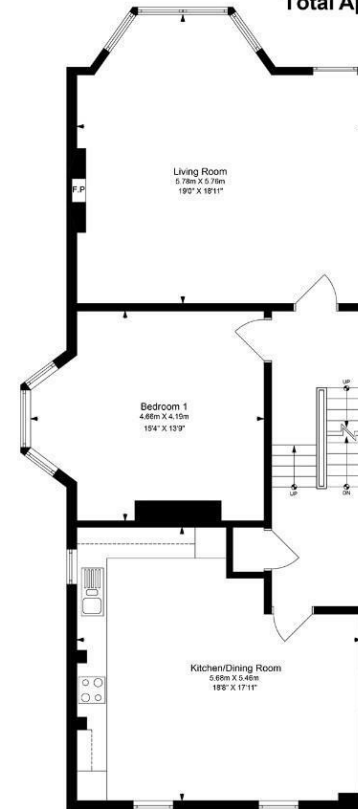
Offered with no onward chain.



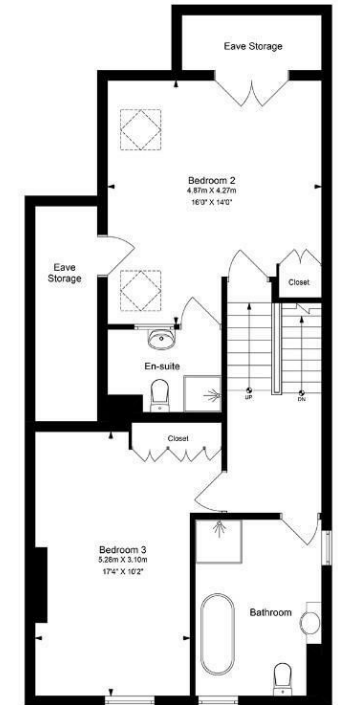


Top Floor Flat, Cotham Road, Cotham, Bristol, BS6 6DR

Total Approximate Gross Internal Area = 151.9 sq m/1,635.0 sq ft
(Excludes Eave Storage)




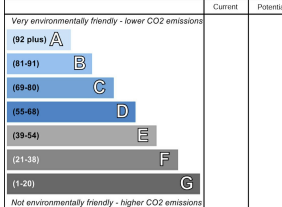
First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
55	62		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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