



£350,000

3 Cotham Side, Cotham, Bristol, BS6 5TP

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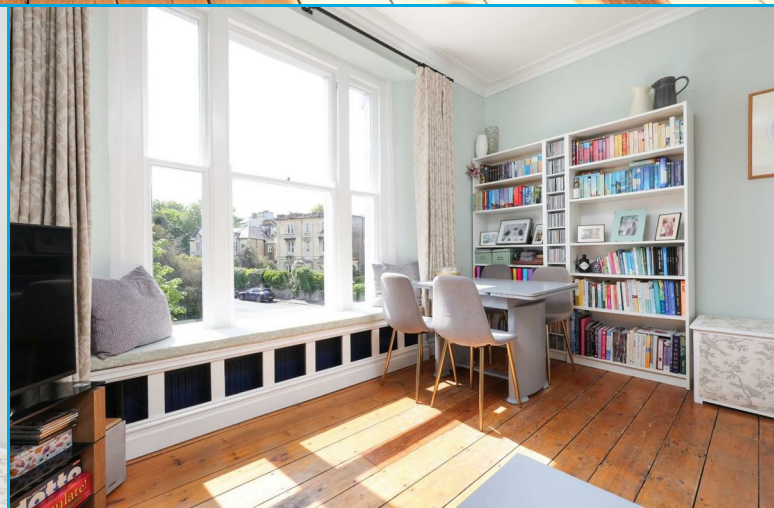
Located on leafy and quiet Cotham Side is this impressive two bedroom, first floor Victorian flat.

The property is set within a well-maintained building and offers an open and pleasant outlook. Internally the accommodation includes the main entrance into the flat from the communal landing, which comprises the open-plan fitted kitchen with white units and beech wood worktops. There is a large sash window to the front aspect and a stripped wood floor which flows through into the spacious living room. This light and uplifting room features a period fireplace, large sash windows and built in storage into the alcoves.

The hallway leads through to the rear of the property to the bathroom and two adjacent bedrooms. The bright master bedroom has the original sash window and wood floor retained, with a built in wardrobe and storage cupboard. The second bedroom has matching period features and is currently used as an office but has previously been set up as a double bedroom. Finally, to complete the property is a modern tiled bathroom which includes a bath with shower over. Externally is a communal front garden which is neatly tended and laid to lawn.

This is a beautiful example of a period flat which is light and airy and feels very uplifting. The location is very convenient with access to Gloucester Road, Whiteladies Road and the city centre only a short walk away.

Vendor's comments - 'This has been such a wonderful home for me for the past 9 years, it will be hard to leave. All of central Bristol is just so accessible, a 15 minute walk and you are in town or Whiteladies, even less to Gloucester Road. With the high ceilings and sash windows, the flat is full of light and with the views of greenery outside you can sometimes forget



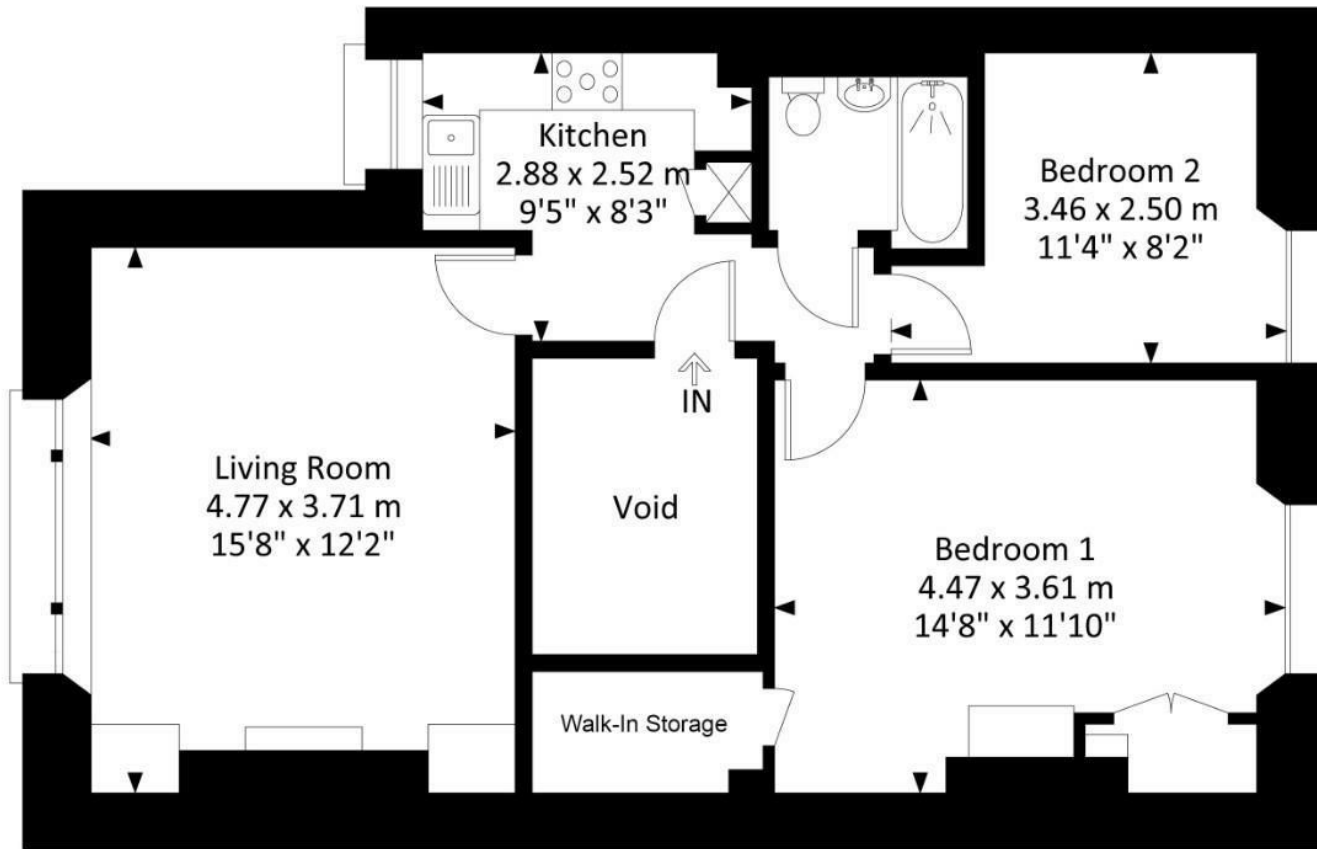
you are so close to it all. I hope it makes someone else as happy a home as it has for me.'





Flat 3, Cotham Side, Cotham, Bristol, BS6 5TP

Approximate Gross Internal Area = 61.81 sq m / 665 sq ft



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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