



£350,000

17 Sydenham Hill, Cotham, Bristol, BS6 5SL

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17 Sydenham Hill Cotham, Bristol, BS6 5SL

A smartly presented two-bedroom flat forming part of an elegant converted Victorian townhouse in Cotham.

Situated on the first floor, the flat has generous ceiling heights and windows on three aspects of the building allowing natural light to flood the space.

The flat has a living/dining room and separate kitchen at the back, a toilet and utility room in the middle and two bedrooms at the front overlooking the peaceful street scene.

The living/dining room is spacious and has an elevated view from the window across Cotham and the surrounding area.

Next door, the kitchen provides lots of cupboard storage with shaker-style cabinets. There is a gas hob, electric oven, and space for an under-counter dishwasher and fridge. A side-facing window lights up the space.

Head back through the hallway and a door leads into a useful utility room. Featuring an oak worktop and storage shelving above, the useful area is not often found in flats. It offers a dedicated space for a washing machine and tumble dryer under a worktop counter. The room is well-lit and ventilated courtesy of an original arch window on the side of the building.

From the utility room, a door opens into the bathroom. The bathroom is tiled floor to ceiling with smart geometric tiles used on the floor. There is a shower, wash basin, toilet, heated towel radiator, and an obscure glazed window facing out from the back of the building.

Continue through the hallway to the front of the flat and you will find two double bedrooms. The master



bedroom has a single arch window overlooking the quiet street scene in front, whilst the second bedroom has two arch windows with the same aspect. The room is currently used as an office with a futon sofa which serves as an occasional guest room.

Externally, the property features a pretty bathstone facade and well-kept front and back communal gardens.

There is a parking bay to the rear of the property where the first-floor flat has an allocated space. The space is accessed from Sydenham Road and via a set of steps from the communal garden.

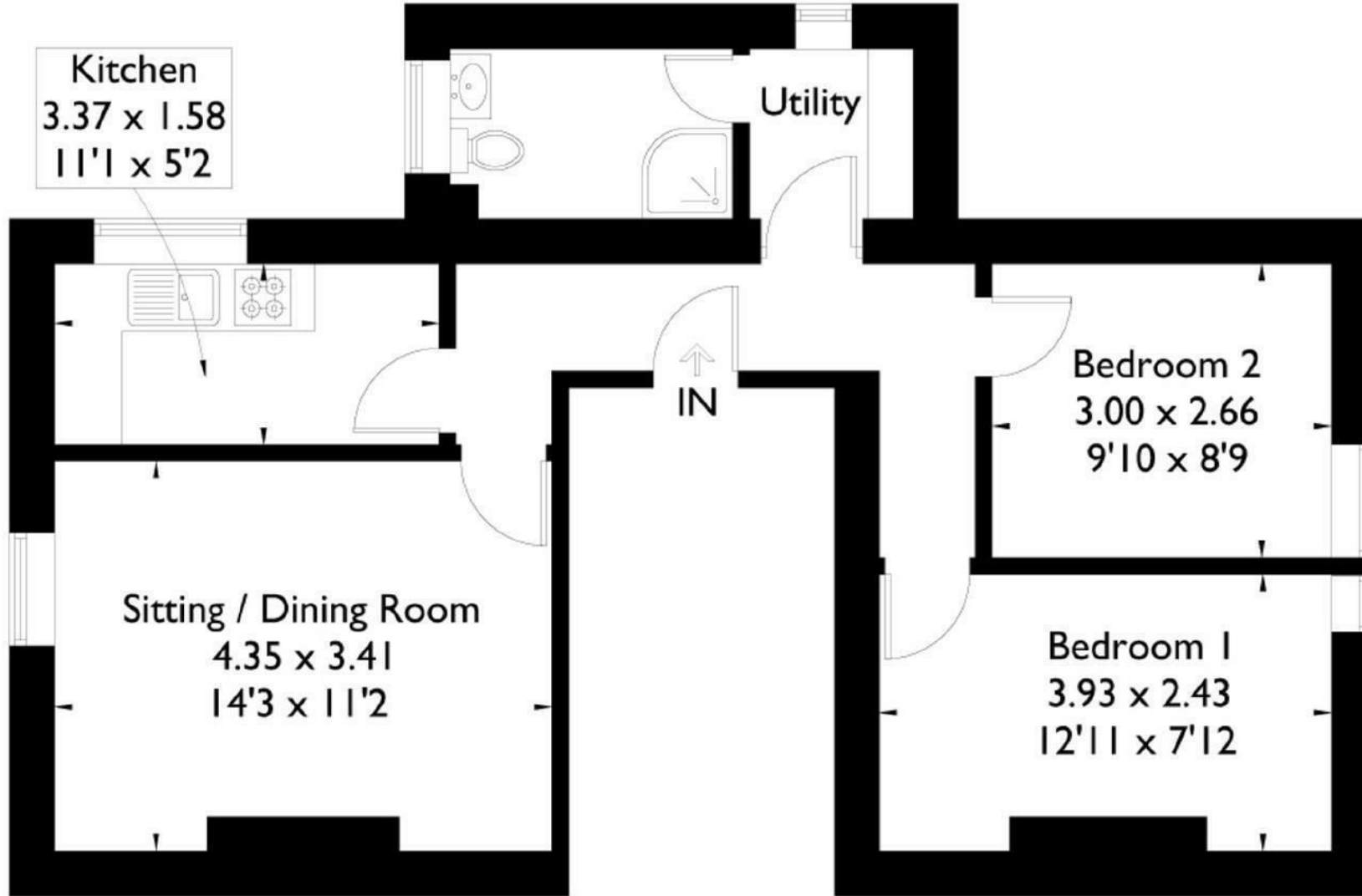
This fantastic flat is positioned on a quiet street in Cotham. It is located less than 1 mile from the city centre and is in easy reach of some of Bristol's best amenities on the Gloucester Road.





Sydenham Hill, Bristol

Approximate Gross Internal Area
54.2 sq m / 583 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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