



£350,000

11 Archfield Road, Cotham, Bristol, BS6 6BD

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11 Archfield Road Cotham, Bristol, BS6 6BD

A light and spacious top floor period apartment located on a very desirable road in Cotham. The property features two double bedrooms, a large living room, separate kitchen and comes with an allocated parking space.

Accommodation comprises; Main entrance into the building and communal hallway with stairs leading up to the top floor flat. Once inside the property you arrive in the hallway which provides access to all of the rooms.

At the front of the property is a spacious and light living room featuring original sash windows and a period fireplace. This room also provides ample space for a dining table.

The kitchen adjoins the living room and enjoys a pleasant view onto the road via a large sash window. The kitchen is complete with engineered wood flooring, cherry wood units, contrasting worktop, white tiled splash backs and stainless steel appliances.

Both bedrooms face the rear of the property and feature the original sash



windows, the larger master bedroom includes a built in wardrobe.

The bathroom is located in the middle of the property and has been tastefully finished with a modern white suite, contemporary enclosed shower, stylish patterned tile splash back and brushed chrome fittings.


Outside the property has an imposing rubble and bath stone Victorian facade with a driveway running alongside the building leading onto allocated parking spaces.

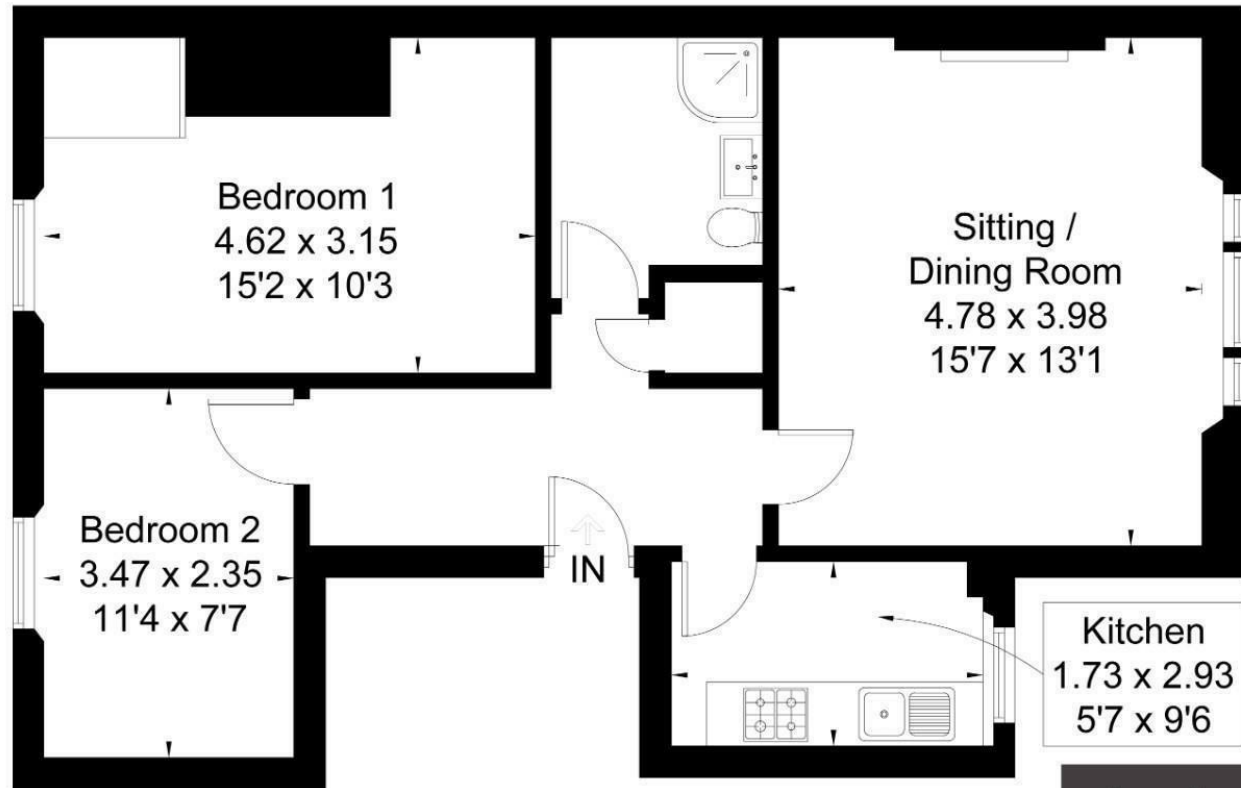
Top Floor Flat, 11 Archfield Road is a welcoming and homely apartment on one of the most desirable roads in the area. Archfield Road is characterised by its width allowing light to flow into the buildings and giving a sense of space. This is a quiet and peaceful road despite the convenience of the location. Gloucester Road, Whiteladies Road and Redland Train Station are all within walking distance.





Approximate Area = 63.2 x sq m / 680 sq ft

 = Reduced head height below 1.5m



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</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>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 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>Not environmentally friendly - higher CO₂ emissions</p>	
	60		77
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC