



238 Wells Road, Bristol, BS4 2PJ

£350,000

DECEPTIVELY SPACIOUS - measuring 957 sq.ft (89 sq.m)!! A first floor flat, which is one of three converted, forming part of this substantial Victorian property located on Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar serving local craft beers. Within a short walk of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The highly regarded Knowle Pub is a short walk away, a popular community hub for friends & neighbours to get together for a Sunday Lunch or just a quiet drink in the beer garden. The property is also well placed for commuters with Temple Meads Station just a 25 minute walk or 9 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

The accommodation comprises a communal entrance hall/stairway, a light and airy sitting/dining room overlooking the rear garden, a fitted kitchen, two **DOUBLE** bedrooms and a recently fitted shower room. The property is also offered with gas central heating, double glazing, off-street parking and a shared rear garden! This property will ideally suit first time buyers, investors or someone who is downsizing, so call now to avoid disappointment!

- 3D VIRTUAL TOUR!
- Spacious First Floor Flat
- Two **DOUBLE** Bedrooms
- Fantastic Sitting/Dining Room
- Fitted Kitchen
- Recently Fitted Shower Room
- A Must See
- Off Street Parking
- Shared Rear Garden
- Energy Rating - C

SITTING/DINING ROOM 17'05 x 15'07 (5.31m x 4.75m)

KITCHEN 10'00 x 8'10 (3.05m x 2.69m)

BEDROOM ONE 14'06 x 12'11 max (4.42m x 3.94m max)

BEDROOM TWO 12'11 max 12'04 (3.94m max 3.76m)

BATHROOM 7'01 x 5'08 (2.16m x 1.73m)

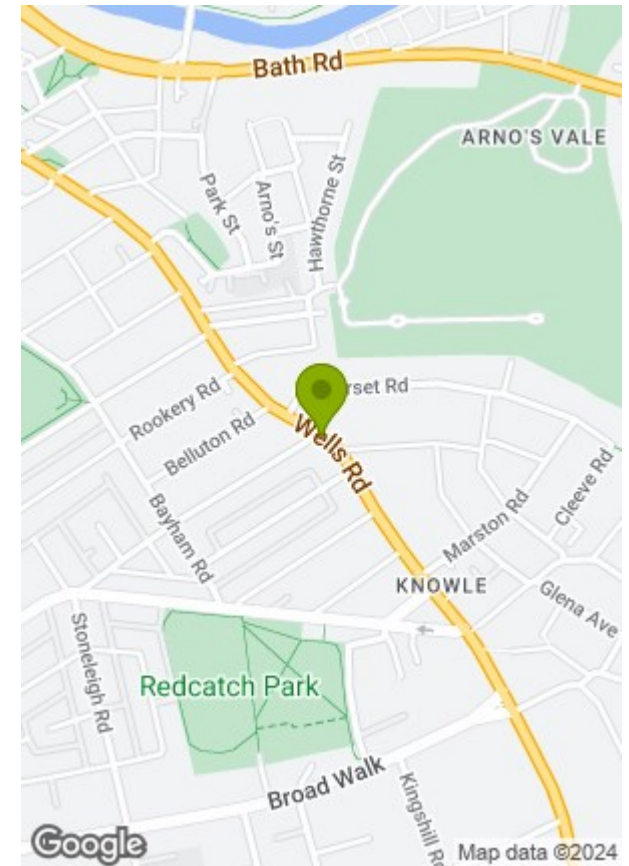
Tenure - Leasehold

Lease Term - 125 years from 01/01/1998

Council Tax Band - B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(1-11) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	81
	EU Directive 2002/91/EC	

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