



214 Bath Road, Bristol , BS4 3EQ

£179,950

- 3D VIRTUAL TOUR
- One Double Bedroom
- Separate Kitchen
- No Onward Chain
- Close to Arnos Vale Cemetery
- Period Conversion
- Bay Fronted Sitting Room
- Bathroom
- Convenient Location
- Energy Rating - C

Conveniently located on Bath Road in Totterdown and on the door step of the wonderful area of Arnos Vale, an area of Bristol containing beautiful, established period properties, new landmark developments and green spaces galore! The nearby parks offer a great escape from the hustle & bustle of the city, the pretty St Mary Redcliffe Cemetery, Arnos Vale Cemetery and Arnos Court Park are all within a short walk. Within the Paintworks there is the ever popular Bocabar serving some of the best pizzas in Bristol and the iconic Airstream Diner, the perfect spots to sit and eat lunch when out for a weekend walk. The increasingly popular Sandy Park Road offers a wide selection of shops and eateries, including Grounded, a Deli and the popular Kin Café. The area is ideal for commuters with Bristol City Centre and Temple Meads Train Station being a 30 minute and 16 minute walk respectively and bus links in and out of the city are on your doorstep.

This property is one of three flats and located on the top floor of a period terrace property. Accessed via a communal front door, with stairs leading to the first floor where the property entrance leads to a landing with an internal staircase leading to the top floor. The bay fronted sitting room has views to the front over the River Avon from the bay window. There is a separate kitchen with white high gloss units, a double bedroom at the rear of the property overlooking the rear garden, and a white bathroom suite. The property is offered with no onward chain and is well worthy of an internal viewing.

Sitting Room 14'0" bay x 11'4" (4.28 bay x 3.46 )

Kitchen 13'4" max x 6'10" (4.08 max x 2.09 )

Bedroom 12'7" x 9'7" (3.84 x 2.94 )

Bathroom 6'0" x 5'2" (1.85 x 1.58)

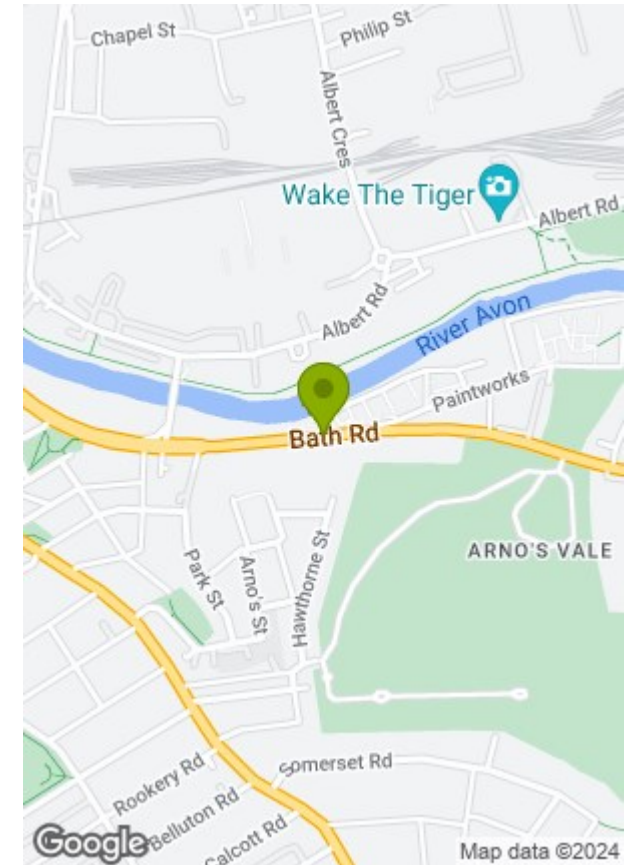
Tenure - Leasehold

Council Tax Band - A





# AWAITING FLOORPLAN



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			
		76	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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