

87C Coronation Road, Bristol, BS3 1AT

£280,000

- 0.2 Miles to Wapping Wharf
- 0.7 Miles to North Street
- Contemporary Style Living
- Front and Rear Garden
- Share of Freehold
- 1.1 Miles Walk to Temple Meads
- Vendor Suited (Complete onward chain)
- Boiler installed and EICR complete in 2022.
- Energy Rating - C

SHARE OF FREEHOLD. Located on Coronation Road, Southville, this home is opposite the footbridges that lead over the river into Wapping Wharf, an area which has rapidly become one of Bristol's most iconic and popular settings for living, eating and socialising.

Passing through your own private gate and courtyard you are welcomed into this delightful home via the entrance hall. To the right you find the spacious bedroom, this room profits from a built in storage cupboard and views of the rear courtyard garden.

To the left is the shower room, fully tiled three piece suite with a Victorian style basin, hinting at this properties history and a walk in shower, complete with handy niche for storing all your washroom needs.

Following on from the bathroom is another useful storage cupboard, the current owners storing both a washing machine and tumble-dryer, hidden nicely behind a classic four paneled door.

After passing even more storage space within the hallway (currently housing a chest of drawers) we find ourselves in the heart of this home.

The open plan living area (24'7" x 16'11") delivers all you would expect in modern living whilst still showcasing the key features of a period property, the bay window allowing natural light into the room whilst also creating added floor space for furniture, plants, decorations or otherwise. This significant space has ample room to play with and can be configured to suit your needs, for dining, lounging, hosting or even working from home. The metro-tiled kitchen completes this space, with electric fan oven and 4 ring ceramic hob, opening out into the living area, making it ideal for hosting friends and family followed by a short walk into all the delights Bristol have to offer.

Externally this property profits from two gardens, a courtyard to the rear, perfect for relaxing after a busy day and a stoned front garden to the front with small trees and shrubs.

Open Plan Living 24'7" x 16'11" (7.51 x 5.16)

Bedroom 12'10" x 9'9" (3.92 x 2.98)

Bathroom 8'7" x 4'5" (2.64 x 1.35)

Tenure - Leasehold

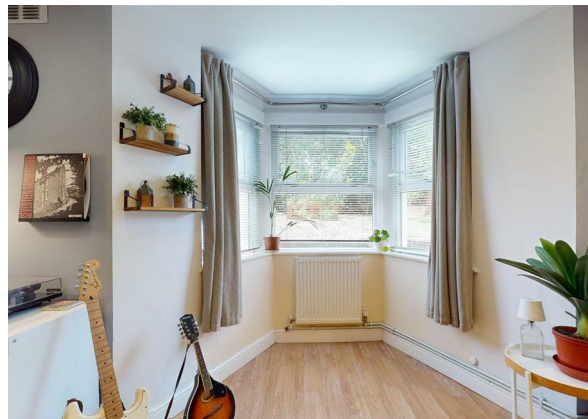
Lease Start Date 26/01/2010

Lease End Date 29/06/2123

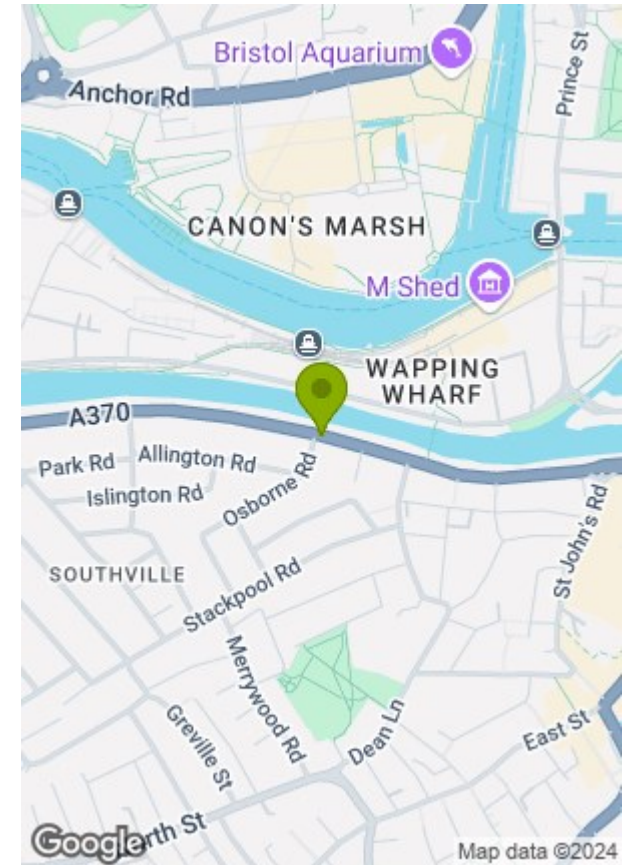
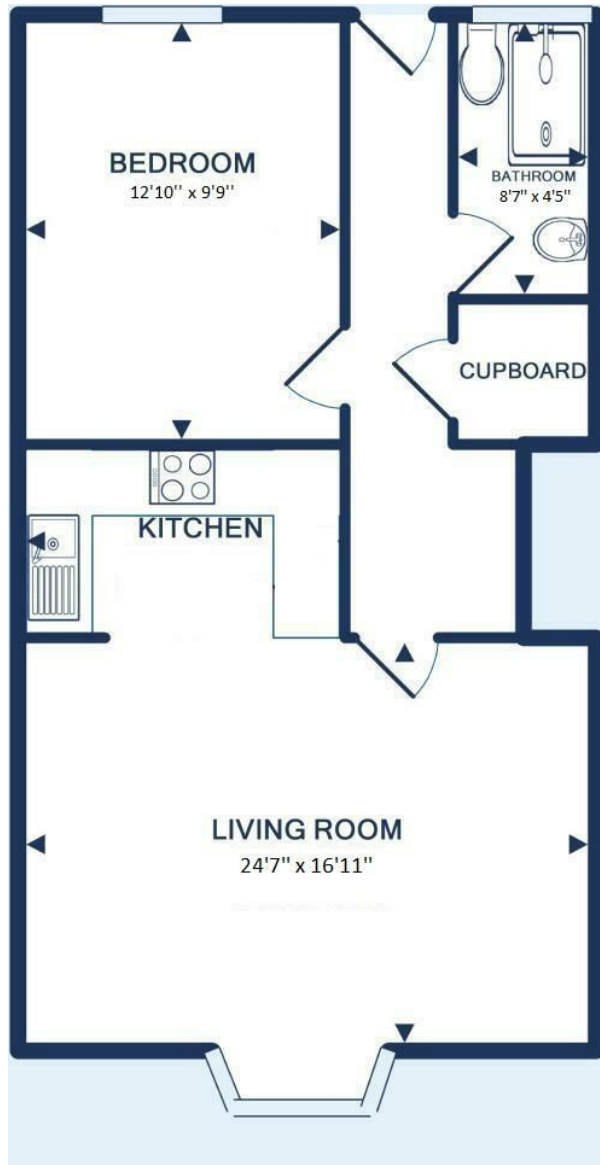
Lease Term 125 years from 29 June 1998

Lease Term Remaining 98 years

Council Tax Band - A







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		
		69	78
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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(21-34)	E		
(11-20)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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