



Flat 1, 33 Crowther Road, Horfield, Bristol, BS7 9NS

GUIDE PRICE £215,000

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ESTATE AGENTS

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PROPERTY OVERVIEW

A one bedroom apartment with its own private garden and parking! This beautifully presented ground floor apartment in a popular residential road must be viewed. The accommodation consists of an entrance hall, open plan kitchen/living room a double bedroom and bathroom. There is a garden to the rear with decked seating area storage buildings and access to parking.

Shared Entrance

Through the front door there is a short porch that leads to the communal hall. This light area houses the gas and electricity meters and gives access to the apartment above via stairs. The ground floor apartment has its front door to the left.

Ground Floor Flat

The hall gives access to the reception area, bathroom and bedroom. There is a useful under stairs storage cupboard here. At the rear of the property you find the large reception and kitchen areas. The kitchen is well appointed with wall and floor units, electric cooker and gas hob with extractor fan that vents to the rear of the property. There is space and plumbing for the washing machine and space for a fridge freezer.

The reception area looks out to the rear decking and gardens which can be accessed through sliding patio doors.

At the front of the property you will find the double bedroom. This room is bathed in light thanks to the large bay windows at the front. From here there are views out to the end of the cul-de-sac and on towards Sir Johns Lane Allotments.

The Bathroom completes the accommodation. There is a three piece bath suite with shower over a panelled bath, w/c and wash hand basin.

Outside

The front of the property is accessed via Crowther Road and is at the end of a short cul-de-sac. There are steps up and a short path to the front door.

Rear Gardens & Parking

Out from the patio doors you will find a large decked area spanning three levels. To the right hand side there are two small outbuildings: one housing the boiler and extra storage and a larger second currently used as bike storage. Up a short set of steps there is a further garden, mostly laid to lawn with fencing separating the area of lawn for the first floor flat.

At the very end of the garden there is a parking space for one car. This is accessed at the end of the row of properties being Crowther Road. Crowther Road is situated in the popular North Bristol area of Horfield, just off Muller Road, providing easy access to the city centre and local amenities. Residents of the area benefit from being just a short walk from Gloucester Road and other popular venues such as Fed 303, Pinkmans and the recently opened Burra for coffee and cake. Local primary schools, Brunel Field and Ashley Down' are both well regarded, as well as Fairfield High School and the recently opened Trinity Academy as secondary schools, also in walking distance. Purdown & Stoke Park estates are within touching distance of the property offering lovely walks and views. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways.

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KEY DETAILS

- Open Plan Living Area
- Rear Garden
- Bike Storage & Parking
- Overlooking Sir Johns Lane Allotments
- Share Of Freehold With No Current Charges
- Remainder Of 999 Year Lease From 1st October 2015

Guide Price: £215,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

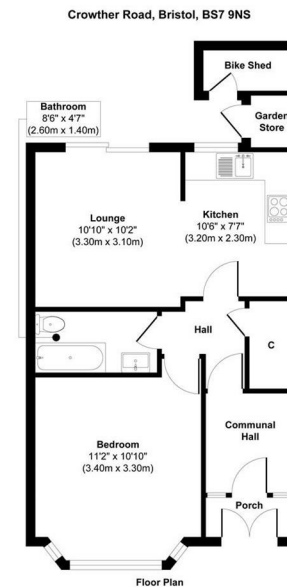
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Viewing: By appointment only

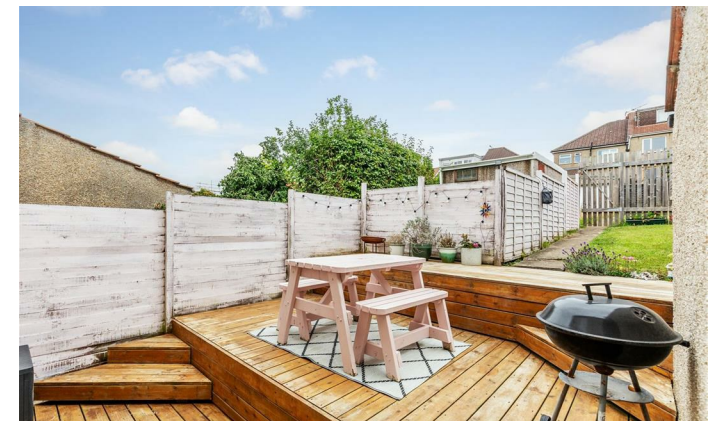


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Approx. Gross Internal Floor Area 508 sq. ft / 47.20 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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