



ACCOMMODATION UNLTD



24 Gatcombe Drive

Stoke Gifford, Bristol, BS34 8NX

£250,000





# 24 Gatcombe Drive



## Description

Attention first time buyers and buy to let investors We are delighted to offer this immaculate 2 bedroom apartment in the heart of Stoke Gifford. This is a perfect first home. It has just been totally refurbished with new kitchen bathroom and an green air source heating system with underfloor heating. There is a rear garden/yard off street parking and A GARAGE. In addition the lease has been extended to 142 years this property offers so much for an affordable price. It really is ideal for your first home

### Location

Gatcombe Drive is situated in a very convenient location. Just a few minutes from the M4/M5 junction and walkable to Bristol Parkway with regular trains to London Paddington and Bristol Temple Meads In addition it is also walkable to Hewlett Packard The MOD the University of the West of England and just a short drive to BAe Rolls Royce and Aztec West

### Living Room

13'1" x 13'8"

This light airy room is the focal point of the flat/ It has been newly refurbished from throughout and benefits from underfloor heating.

### Bedroom 2

11'4" x 6'2"

A good sized double bedroom

### Bedroom 1

10'3" x 8'

Facing the rear this quiet bedroom overlooks the garden/yard area

### Kitchen

A brand new kitchen with new fitted cooker and oven. There is plenty of storage and workspace with door leading out to the rear yard

### Bathroom

A modern bathroom with bath and shower

### Outside Space

To the rear of the property is a small garden area. This would make a lovely spot for kids to play safely of for pets to have their own space. In addition there is Garage

### Letting Opportunity

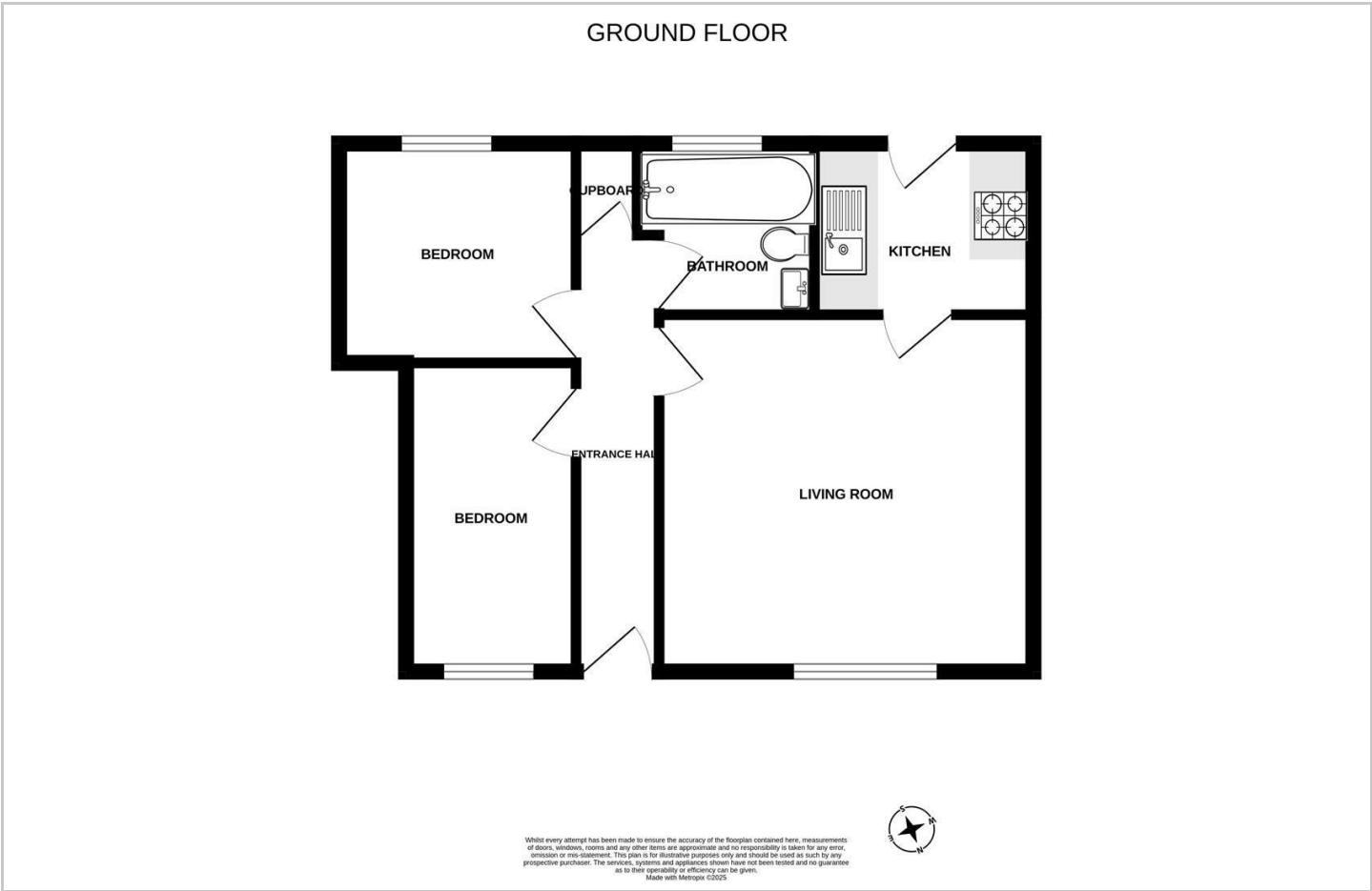
This is a property that has been let for the past 30 years. After the current tenant left, the owners decided to totally refurbish the house from the ground up. It has always been a popular let and the new improvements will not only make it more attractive but will also see a significant premium on the rent



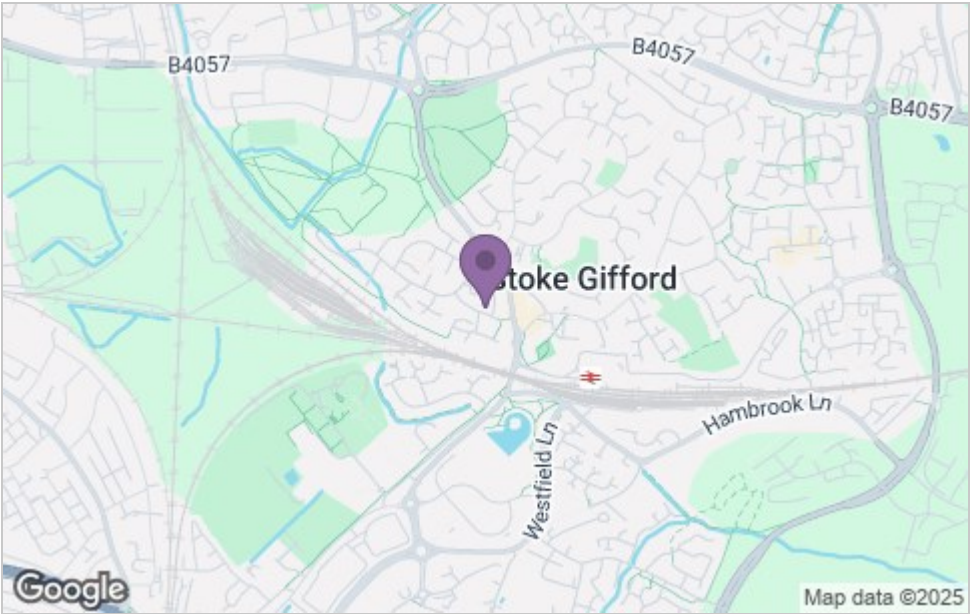




Floor Plan



Area Map



Viewing

Please contact us on 0117 973 9394 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

