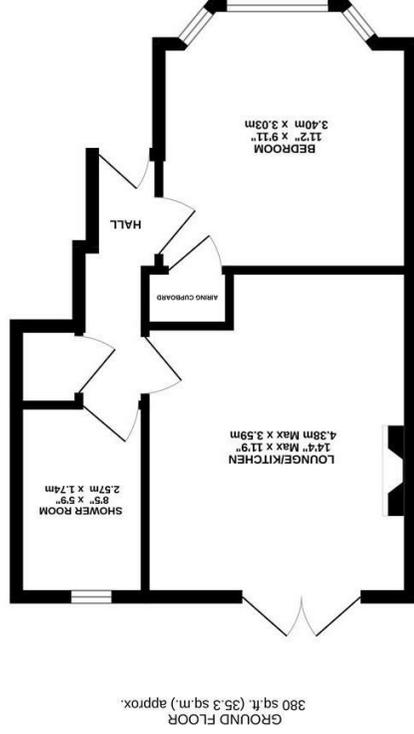


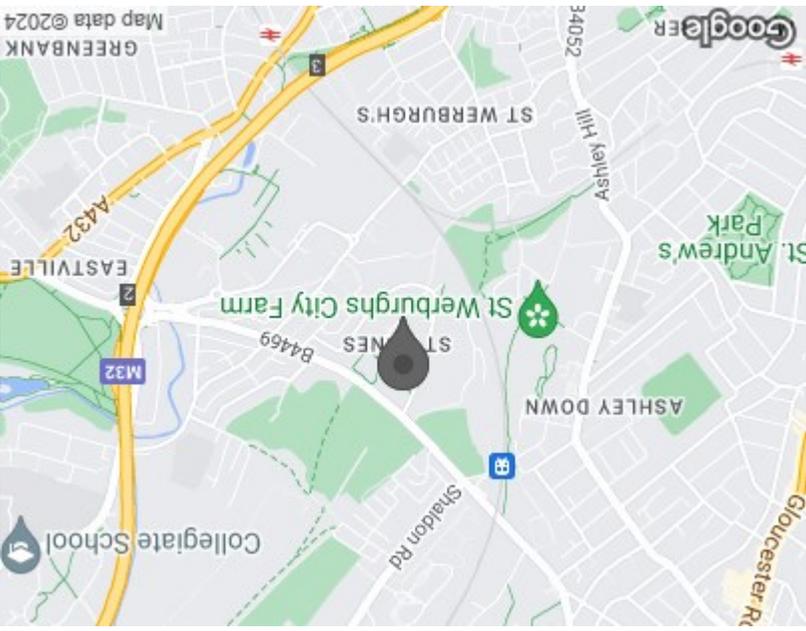
FLOOR PLAN



Measurements are approximate and should not be relied upon for any purpose. The actual area may vary slightly from the above. The above measurements are for information only and do not constitute a guarantee. The actual area may vary slightly from the above. The above measurements are for information only and do not constitute a guarantee. The actual area may vary slightly from the above. The above measurements are for information only and do not constitute a guarantee.



AREA MAP



Energy Efficiency Rating	
Potential	81
Current	51
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



ALLFOXTON ROAD
, BRISTOL, BS7 9NJ
£200,000



1



1



1



E



Ground Floor

Communal Hall

Entrance

Hallway

Lounge / Kitchen

14'4 max x 11'9

Bedroom

11'2 x 9'11

Shower Room

8'5 x 5'9

External

Garden



NO ONWARD CHAIN

Be charmed by this delightful one-bedroom ground floor garden flat on Allfoxton Road. This well presented property offers the perfect blend of style, convenience and outside space.

Stepping through the door, you'll be greeted by an entrance hall leading to all rooms. To the rear of the property is a light and airy living space with French doors opening onto the garden, ideal for relaxing or entertaining. The modern kitchen has a range of wall and base units finished with sleek white doors. Integrated appliances include an electric hob, oven and extractor plus space for fridge freezer. The spacious double bedroom boasts a double glazed bay window to the front elevation and provides a tranquil retreat. The accommodation is completed by the shower room which has a mains plumbed shower, low level w/c and sink plus space and plumbing for a washing machine.

The true gem of this flat is the private garden. Imagine balmy summer evenings spent unwinding in your own green oasis, or hosting cosy gatherings with friends. Whether you're a keen gardener or simply enjoy a bit of outdoor space, this fabulous addition is sure to impress.

Eastgate Shopping Centre and the associated amenities are within what we believe to be a reasonable walking distance as are the open green spaces of Narroways Nature Reserve, Purdown and Stoke Park.

This delightful flat is ideal for first-time buyers, professional couples, or anyone seeking a stylish and low-maintenance home in a sought-after location.

