

estate agents **auctioneers**

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morgan

23A Church Road, Horfield, Bristol, BS7 8SA

£225,000

A charming bay fronted ground floor conversion with private entrance and courtyard garden. No onward chain.

- Hall Floor Conversion
- Rear Courtyard
- Private Entrance
- Gas Central Heating
- No Onward Chain
- Yards From Gloucester Road

The Property

The apartment occupies the ground floor of a charming period terrace and is ideally located close to Gloucester Road. Access is gained via private entrance which beckons you into the master bedroom via hallway with double glazed bay window to front elevation. A tiled three piece bathroom suite with shower over bath, basin and WC is located within close proximity. To the rear is a modern fitted kitchen with matching wall and base units complete with a range of appliances, laminated worksurfaces with tiled surrounds. The lounge area is open plan with French doors leaving to a private courtyard garden.

Location

Situated in popular Horfield, the property is within close walking distance to Horfield Common, Horfield Leisure Centre and Gloucester Road with its wealth of amenities. It is also ideally situated for UWE or Southmead Hospital with major employers such as Airbus and the MOD also close by.

Further Information

Leasehold, Residue of 999 years.

Please Note

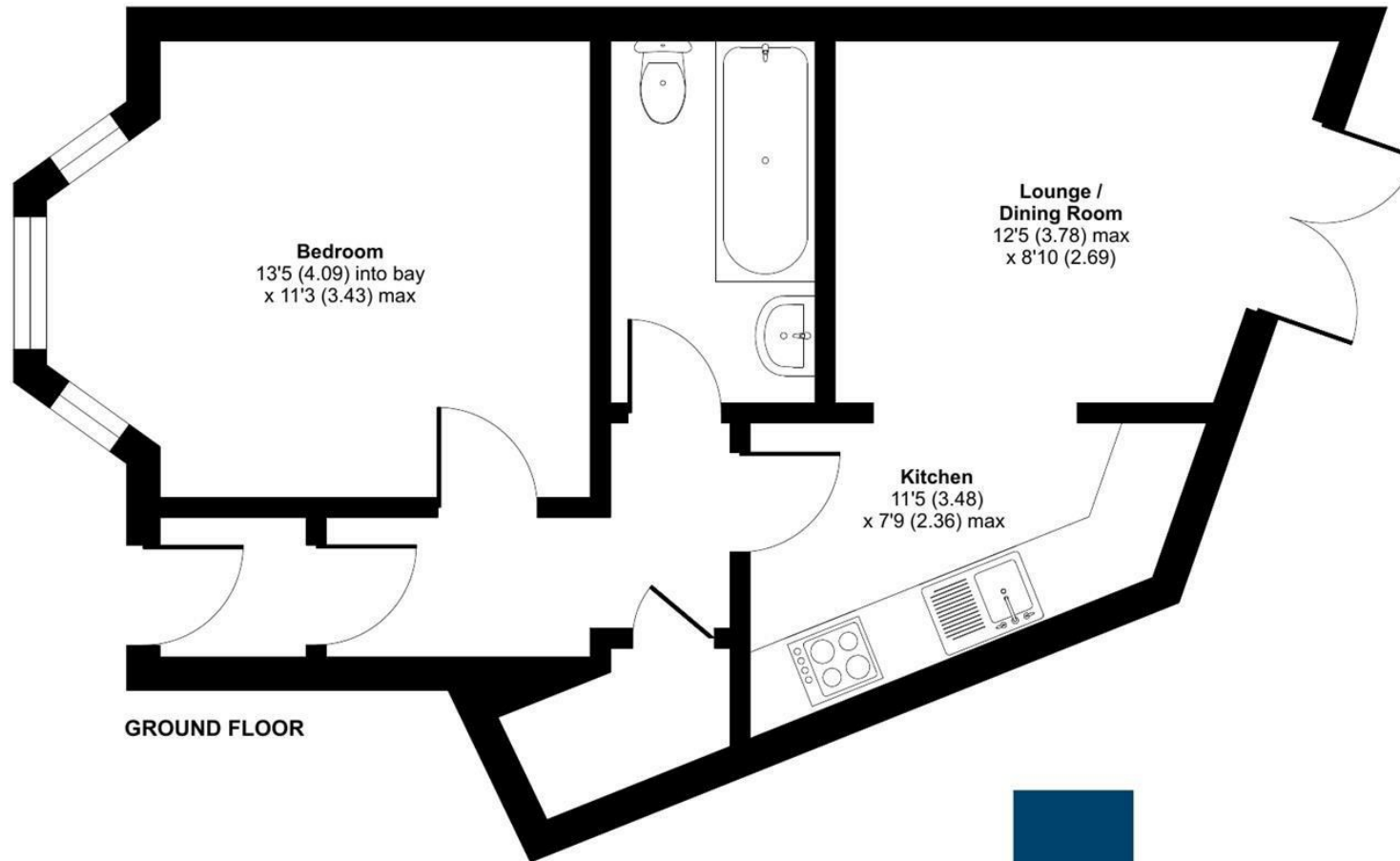
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Church Road, Horfield, Bristol, BS7

Approximate Area = 438 sq ft / 40.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hollis Morgan. REF: 1226904



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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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