



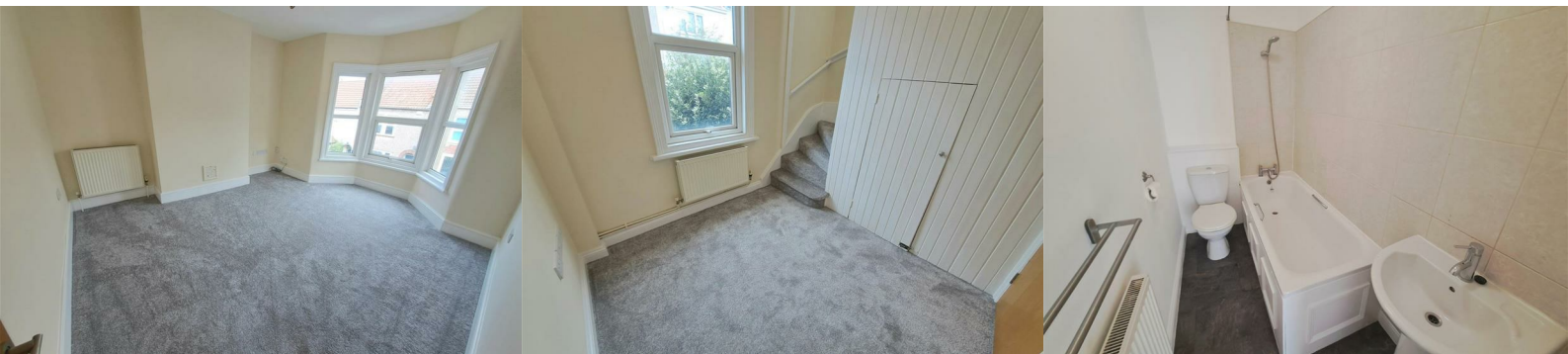
## First Floor Flat, 1 Coleridge Road

, Bristol, BS5 6SR

**Offers Over £200,000**



Set in the ever increasing popular of Eastville. Offered for sale with no onward chain, recently redecorated along with new carpets. Accommodation comprising nice size entrance hallway which you could use as an office area, on the first floor there are two bedrooms, lounge with feature bay window, kitchen and bathroom, the property benefits from a gas central heating system and double glazing. Call for further details.



### Communal Entrance

Communal entrance door leading to the communal entrance hall further door to:

### Hallway 7'6" x 8'4" (2.29m x 2.55m )

Double glazed window overlooking the front, radiator, power points, stairs to the first floor accommodation with under stairs storage cupboard.

### Landing

Access to the loft space, power points, storage cupboard housing the Worcester boiler.

### Lounge 11'8" x 14'5" inc bay (3.58m x 4.41m inc bay)

Double glazed bay window overlooking the front, radiator, power points.

### Kitchen

Double glazed window to the side, single drainer stainless steel sink unit with tiled splash backs, selection of wall and base units with work surfaces over, four ring electric hob, oven and extractor hood, space for washing machine space for fridge.

### Bedroom 1 7'10" x 10'4" (2.41m x 3.15m )

Double glazed window to rear, radiator, power points, built in cupboard.

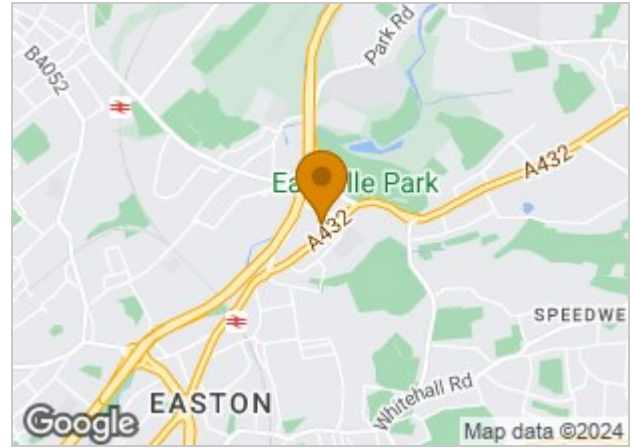
### Bedroom 2 8'9" x 7'4" (2.68m x 2.25m )

Double glazed window to front, radiator, power points, built in wardrobe.

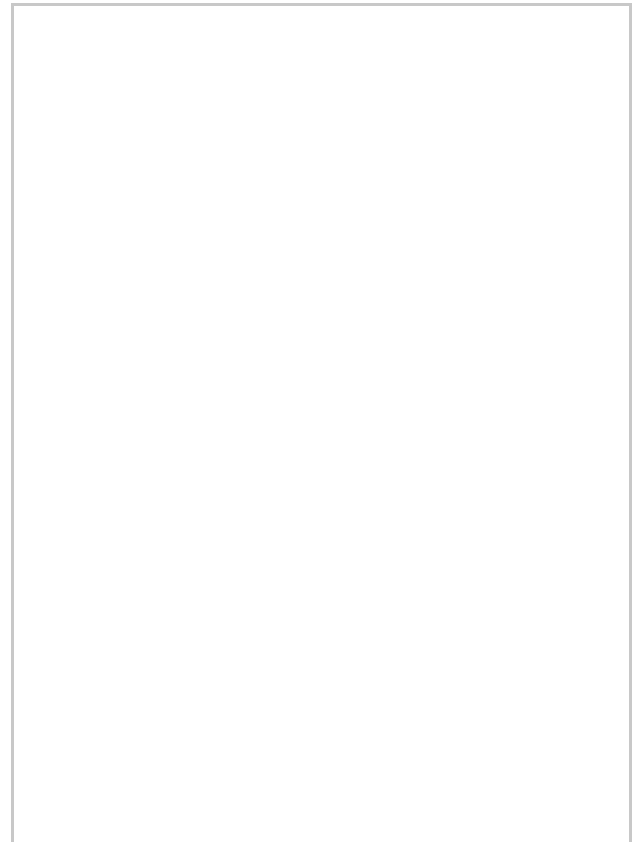
### Bathroom 8'0" x 4'3" (2.44m x 1.30m )

Panelled bath with mixer tap shower attachment, WC, wash hand basin, radiator.

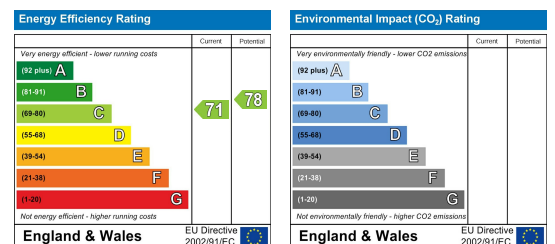
### Area Map



### Floor Plans



### Energy Efficiency Graph



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