



£325,000

FFF 30 Claremont Road, Bishopston, Bristol, BS7 8DH

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

FFF 30 Claremont Road Bishopston, Bristol, BS7 8DH

Offered for sale with no onward chain is this well-presented two double bedroom first floor flat situated on Claremont Road in the heart of Bishopston.

The spacious flat is accessed via a communal entrance, with stairs that lead to the first floor. Entering the flat, there is an entrance hall with access to the kitchen and the sitting room. The kitchen/diner is located to the front, which benefits a sash window to the front aspect. The kitchen is fitted with a range of wall and base units with wood worktops over, an integrated oven, gas hob and extractor, while also providing space for washing machine and fridge/freezer. Adjacent is the sitting room, benefitting a bay with sash windows providing a pleasant outlook onto the neighbouring homes of Claremont Road. The sitting room provides ample space for furnishing.

To the rear, the principal bedroom features a double-glazed window to the rear with far-reaching rooftop views. Adjacent is the second double bedroom, sharing the same elevated views to the rear via a double-glazed window and benefiting a built in wardrobe. Sitting centrally is the



three piece bathroom with bath and shower over, wash hand basin, W/C, and an obscured window to the side aspect.

This fantastic property is well-presented, spacious throughout and offers fantastic views to the rear. The flat is in a quiet location yet close to all the shops, restaurants and cafes on the Gloucester Road, is close to St Andrews Park and is just 0.3 miles from Redland and Montpelier train stations.

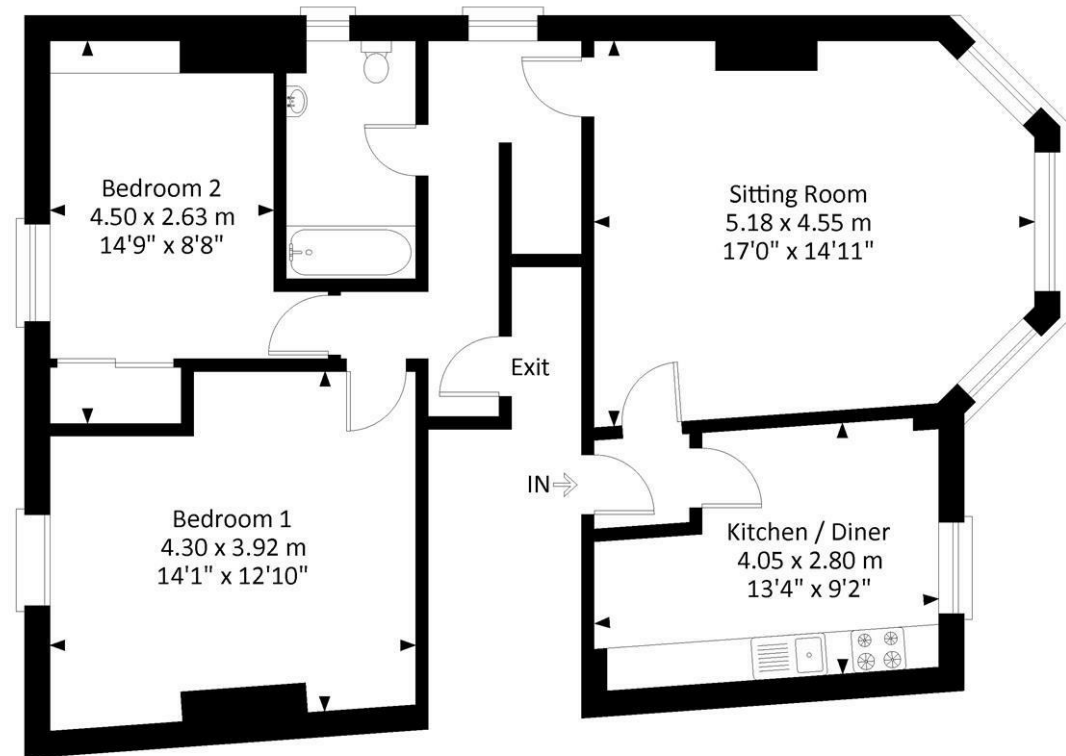
Vendors Comments:

"A stunning, modernised, spacious and well ventilated flat in the perfect location. Tucked away at a stone's throw from one of the main veins of the city (Gloucester Road), it's got everything you need on your doorstep without being on the busy main road. The location means quick access to the many restaurants, bars and shops of one of the best roads in the city whilst still being on a road that feels homely and neighbourly. The flat itself is well laid out and airy with both bedrooms generously sized. The windows give great light and give a stunning raised view of the community (which you can see from laying in bed!). It's also been recently modernised so everything feels fresh and clean."



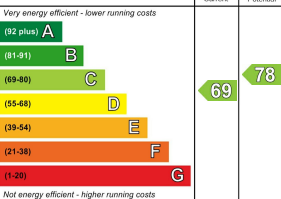
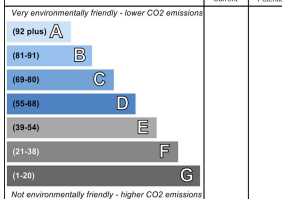
First Floor Flat, 30 Claremont Road, Bishopston, Bristol, BS7 8DH

Approximate Gross Internal Area = 75.35 sq m / 811.06 sq ft



First Floor

Illustration for identification purposes only, measurement are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.