



£375,000

74 Cotham Road, Cotham, Bristol, BS6 6DW

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74 Cotham Road Cotham, Bristol, BS6 6DW

Occupying the first floor of a handsome Grade II listed Bath stone building, this elegant flat offers light-filled rooms and plenty of character. The property is approached via a gravelled front garden surrounded by mature planting, with an impressive communal entrance leading into a well-kept hallway.

Inside the flat, the welcoming hallway is painted a striking green, with built-in shelving adding functionality. A loft hatch above provides useful additional storage.

At the front of the home, the spacious living and dining room is flooded with light from two large arched sash windows which have been secondary glazed. Wooden floors add warmth, while a period fireplace forms a striking focal point. An arched alcove with shelving brings both character and practicality. With generous proportions, the room easily accommodates both lounge and dining areas.

The galley kitchen runs along the side of the home, with cream cabinetry and wooden worktops complemented by a terrazzo tiled splashback. This cheerful space is filled with natural light thanks to three sash windows, while a French door at one end opens to let in fresh air. Integrated appliances and plentiful storage make the room highly functional as well as stylish.

The main bedroom is a bright and comfortable space, with stylish floor-to-ceiling wardrobes providing excellent storage, while a sash window draws in natural light. The second bedroom also includes built-in storage and is currently arranged as a home office, though it could just as easily serve as a guest room or nursery.

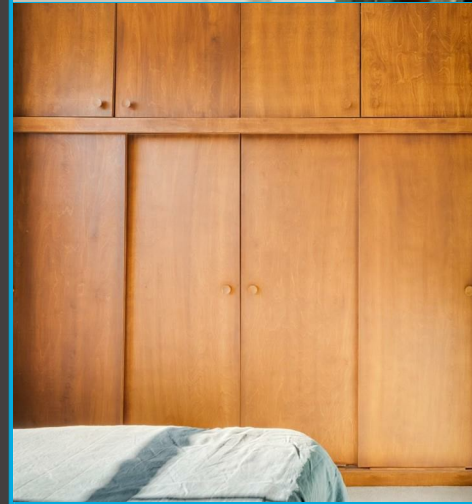
The bathroom is finished with white tiling and wooden



panelling for a clean and classic look. A shower-over-bath configuration is complemented by recessed shelving, making smart use of the space.

Well positioned for city living, the flat is within walking distance of Bristol University, the BRI and a wide choice of cafés, restaurants and shops. Cotham School is also just moments away, and the City Centre is easily reached on foot.

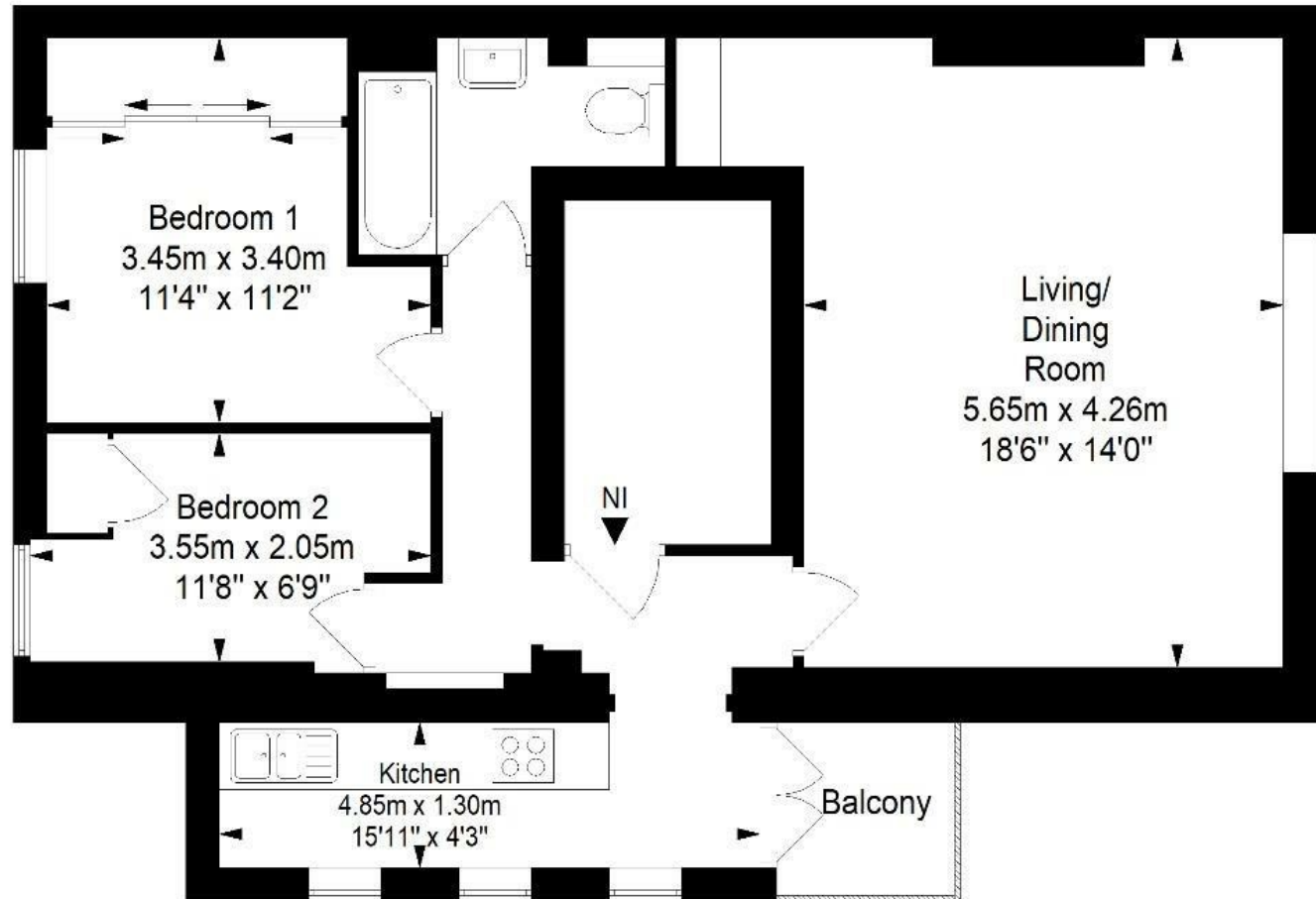






First Floor Flat, Cotham Road, Cotham, Bristol, BS6 6DW

Approximate Gross Internal Area = 63.0 sq m/ 678.4 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.

All Efforts have been made to ensure its accuracy at time of print

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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