



Park View, 1 Allison Road, Bristol, BS4 4PW

£275,000

An immaculately presented two-bedroom flat, conveniently situated at the top of Sandy Park Road, just a short walk from the area's local amenities, including independent cafe's, a deli and greengrocers. This property is a perfect fit for couples, boasting a number of unique features that make it a truly fabulous home.

The flat comprises a private entrance hallway, an open plan living/kitchen area, two spacious bedrooms, bathroom and ensuite. The reception room is a bright and welcoming, open plan space, featuring large patio doors that offer access to the lovingly maintained private garden. This is the perfect spot to relax or entertain guests.

The kitchen is also open-plan, benefitting from plenty of natural light. It provides an ideal space for meal preparation and casual dining. The first bedroom is a good sized master and offers the luxury of an en-suite, whilst the second bedroom is a good sized single room or home office. Outside, the property benefits from an allocated parking space, for extra convenience.

Public transport links are readily available, and the area is surrounded by green spaces and cycling routes. An early viewing is highly recommended.

Entrance Hallway

Open Plan Living

24'2 x 14'4 (7.37m x 4.37m)



Kitchen Area



Master Bedroom

16'11 x 8'10 (5.16m x 2.69m)



Ensuite

8'11 x 5'7 max (2.72m x 1.70m max)



Bedroom Two

10'11 x 6'9 (3.33m x 2.06m)



Bathroom

7'8 x 5'7 (2.34m x 1.70m)



Garden



Parking

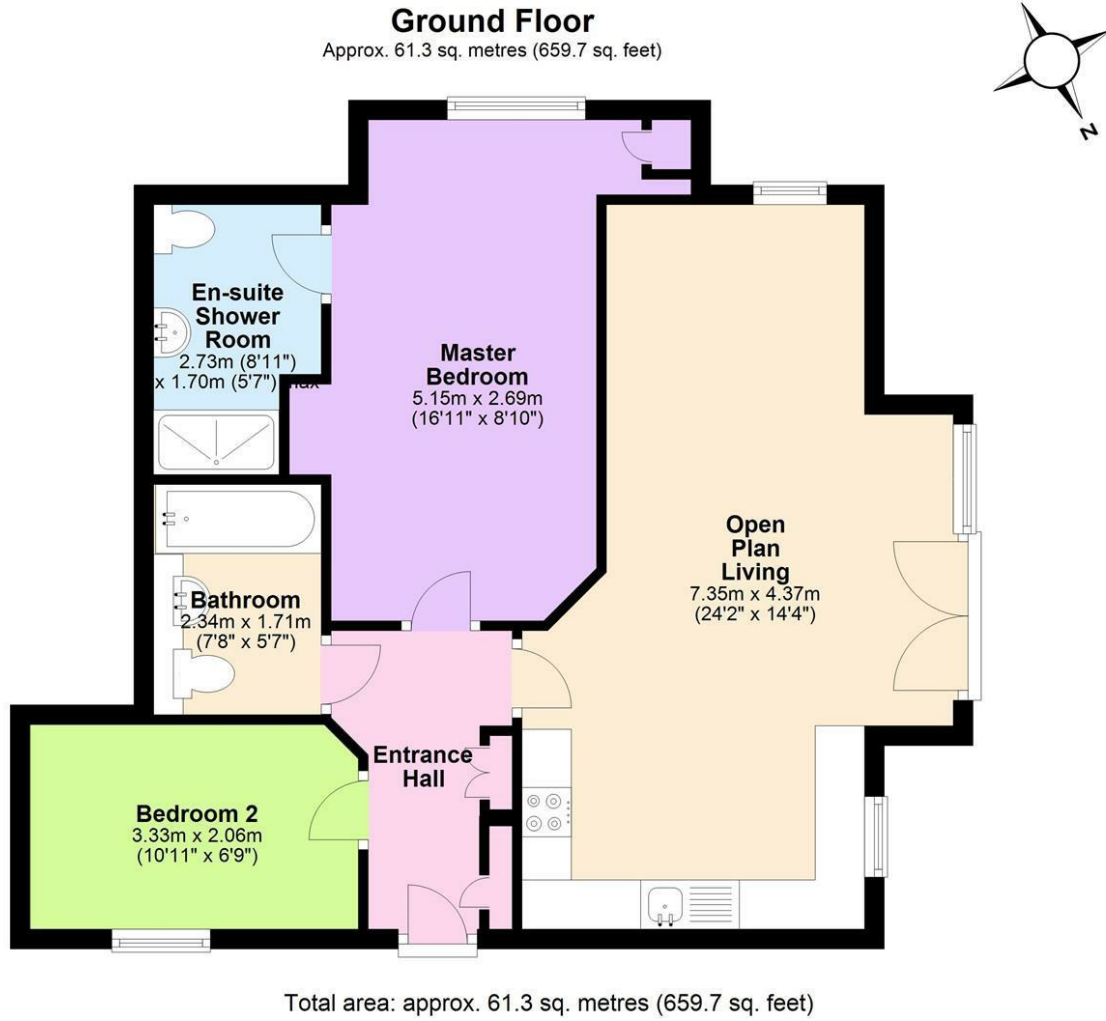
Private Entrance



Front Elevation



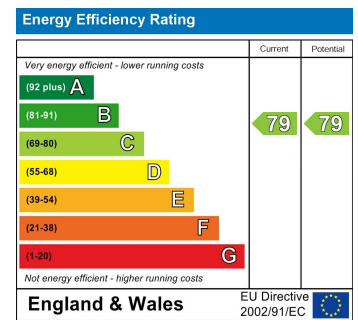
Floor Plan



Area Map



Energy Efficiency Graph



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