



1 Draycot Place, Bristol, BS1 4RE

£671,000



Attractively Priced Detached House - rare opportunity central to Bristol, minutes from M Shed and Arncliffe, main shopping centre, pubs, restaurants and parks. Walking distance to Temple Meads. Merchants Landing estate is a quiet site with the advantage of having facilities literally around the corner with more restaurants/bars and community amenities on their way. Current owners say 'Having popped to the M-shed after a quiet afternoon in the garden, we were amazed to find the busy Harbour Festival was taking place – not a sound was heard in our garden!' There are few detached houses located in the heart of the city particularly with good size garden, garage and off road parking for two vehicles, just 0.1 miles to Bristol Historic Harbourside. Houses in this development rarely come to the market and only a few on the estate are detached. For sale for only the third time in 30 years

The interior is well presented throughout and offers flexible accommodation. Currently laid out as ground floor - kitchen/breakfast room, utility room,

- Three Bedroom, Detached House
- No onward chain
- Off street parking
- Spacious private garden (south facing)
- Council tax- Band F
- Excellent location on the Bristol harbour
- Garage
- Double glazed windows installed throughout the property 2022
- Central location minutes from the centre and Wapping Wharf

