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Crabtree Walk, Bristol, BS5 7EQ

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Bristol,
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£235,000

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Nestled in the desirable Crabtree Walk, Bristol, this fabulous two-bedroom maisonette offers a delightful blend of contemporary style and comfort. Spanning an impressive 667 square feet, this property is perfect for professionals and first-time buyers seeking a charming home in a vibrant area.
The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring convenience for daily living. One of the standout features of this home is the colourful garden, adorned with a variety of flowers and selected plants, offering a serene outdoor space to unwind and enjoy nature. Additionally, the maisonette includes a balcony that presents pleasant views, perfect for sipping your morning coffee or enjoying a quiet evening. With parking available for one vehicle, this property provides practical solutions for urban living.

Entrance
UPVC double glazed entrance door into ...

Hall
Feature natural wood stripped floor, natural wood stripped and painted staircase to first floor, radiator.

Lounge 11'3" x 9'1"
Dimension minimum to exclude a shelved alcove and useful understairs storage area with additional shelving, feature natural wood stripped floor, fitted book shelves, UPVC double glazed window with pleasant open outlook onto the enclosed rear garden, cupboard containing electric meters.

Kitchen/Dining Room 14'11" x 11'0"
Fitted with a modern contemporary range of white floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in under oven, inset glass top hob and extractor fan above, space for upright fridge/freezer, space saver radiator, stylish splashback tiling, feature natural wood stripped floor, UPVC double glazed window and door opening onto the balcony, open outlook onto communal grounds, feature natural wood shelving, single drainer stainless steel sink unit, white finished working surfaces.

First Floor Landing
Natural wood stripped floor, built in shelved cupboard.

Bedroom 1 12'0" x 11'0"
Feature natural wood stripped floor, UPVC double glazed window with pleasant open outlook towards the Bristol to Bath cycle path, radiator, large walk in wardrobe with wall mounted Vaillant gas fired boiler for domestic hot water and central heating.

Bedroom 2 9'2" x 9'2"
Natural wood stripped floor, radiator, UPVC double glazed window with a pleasant open outlook towards open green space, dimension to exclude a useful study/home office alcove. Built in shelved cupboard.

Bathroom 6'2" x 5'11"
Feature white suite of claw leg bath with mixer shower attachment over, shower screen alongside and integrated overhead thermostatically controlled shower above, feature tiled walls, vanity wash basin with cupboard storage beneath and low level WC.

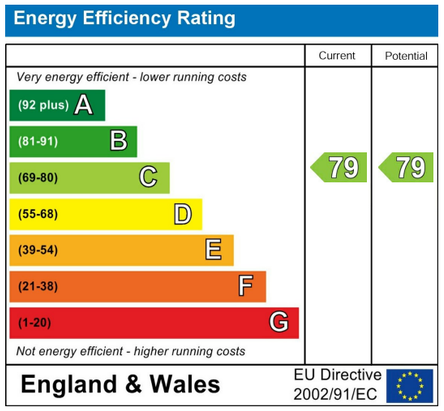
Exterior
The property benefits from a allocated parking space within a residence parking area.

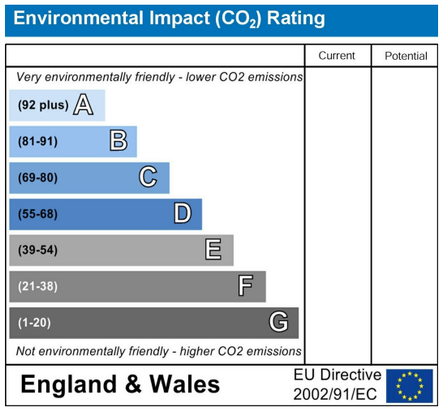
Enclosed Garden
The property benefits from a lovely enclosed rear garden offering a colourful display of established plants and flowering shrubs, outside tap, cupboard with plumbing for washing machine. To one side of the garden is a garden shed/store.

Tenure
Leasehold - the remainder of 125 year lease (Started in 22nd September 2003). 102 years approximately remaining. Current service charge is £1,200 per annum.

Tenure: Leasehold
Council Tax Band: A

- 2 bedroom modern maisonette
- Contemporary style throughout
- Cosy lounge, open-plan kitchen
- Colourful garden with flowers
- Balcony with pleasant views
- Close to cycle path
- Ideal for professionals
- Great city access
- Private rear garden
- Viewing recommended





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