



GREGORYS
— ESTATE AGENTS —

By Lily



FLAT 6, PAUL ALAN HOUSE
WITCHELL ROAD
REDFIELD
BS5 9LR
OFFERS OVER £125,000

BENEFITTING FROM A PRIME
POSITION WITHIN CENTRAL
REDFIELD, SITS THIS SIZEABLE
FIRST FLOOR STUDIO
APARTMENT, OFFERED TO THE
MARKET WITH NO ONWARD
CHAIN.

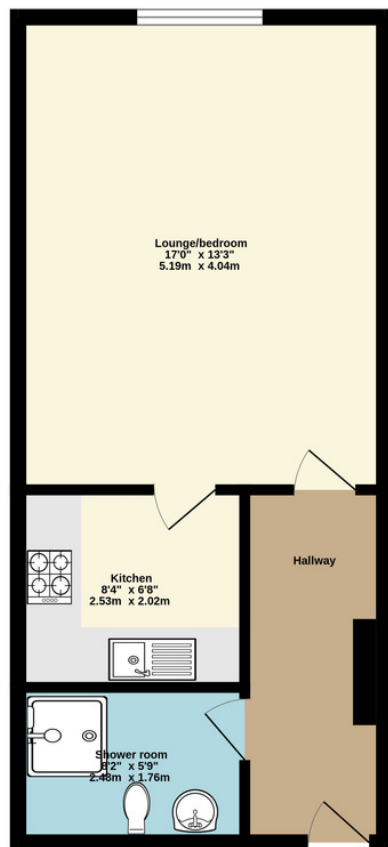
Located within a short stroll of Church Road, and within easy reach of Bristol city centre, this spacious offering lends itself as an ideal investment opportunity, or first time purchase. Positioned nearby Lawrence Hill Railway Station, this offering benefits from excellent commuting links, as well having High Street convenience on the doorstep.

The property comprises a large studio space, separate fitted kitchen, three piece shower room and hallway

An internal viewing comes highly recommended.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Flat 6 Paul Alan House Witchell Road BRISTOL BS5 9LR	Energy rating E	Valid until:	15 January 2027
		Certificate number:	0440-2897-7796-9493-7785

Property type	Mid-floor flat
Total floor area	39 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

This property's energy rating is E. It has the potential to be C.

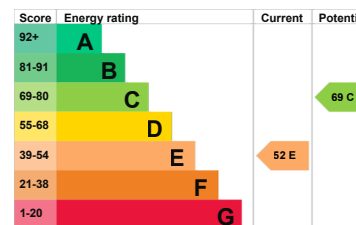
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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