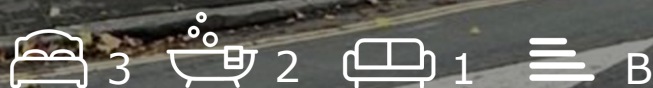




Flat 8, 39 Cooperage Road
Redfield, Bristol, BS5 9RE

Asking price £280,000



Flat 8, 39 Cooperage Road



Description

A purpose-built top floor flat boasting generous proportions and is perfect for those seeking a modern and comfortable living space.

The flat features three well-appointed bedrooms, including a master bedroom with an en-suite shower room. The open-plan living area is designed for both entertaining and everyday living. Additionally, there is a main bathroom. Whilst outside provides an allocated parking space.

Situated on the edge of Netham Park, this property offers the perfect blend of tranquillity and convenience. You will find yourself just a short stroll away from Church Road, which is lined with an array of cafes, bars, and delicatessens, making it an ideal spot for socialising and enjoying the local culture.

This flat is not only a wonderful home but also a fantastic opportunity to experience

- TOP FLOOR APARTMENT
- MASTER EN-SUITE
- MODERN KITCHEN
- ALLOCATED PARKING
- THREE BEDROOMS
- GREAT SIZE LIVING ROOM
- FAMILY BATHROOM
- NO ONWARD CHAIN WORRIES





HOUSE+CO PROPERTY

Approximate total area⁽¹⁾

67.9 m ²
730 ft ²

Reduced headroom

3 m ²
32 ft ²

(1) Excluding balconies and terraces.

Reduced headroom
 — Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Bedroom Two
 3.95 x 2.65 m
 12'11" x 8'8"

Living Area
 5.48 x 3.19 m
 17'11" x 10'5"

Bedroom Three
 2.82 x 2.72 m
 9'3" x 8'11"

Bathroom
 2.03 x 1.75 m
 6'7" x 5'8"

Kitchen / Living Area
 3.31 x 1.76 m
 10'10" x 5'9"

Hallway
 0.98 x 2.56 m
 3'2" x 8'4"

Bedroom One
 3.60 x 2.65 m
 11'9" x 8'8"

Bathroom
 2.10 x 1.47 m
 6'10" x 4'9"

Hallway
 0.97 x 4.07 m
 3'2" x 13'4"

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	81	81
England & Wales EU Directive 2002/91/EC  Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC 		