

MAGGS & ALLEN

5, 53 CLARENDON ROAD

REDLAND, BRISTOL, BS6 7EY

£250,000

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A superbly well located one double bedroom flat fitted with a brand new kitchen. Offered to the market with no onward chain.

Summary

Entering into the hallway from the communal entrance hall that serves just two flats, you will in turn come to the lounge-diner. The lounge-diner is a good size, comfortably able to accommodate a sofa and dining table.

Adjacent, the bedroom is a double room decorated neutrally, fitted with a uPVC double glazed window. From the bedroom is access to the shower, which is fully tiled.

The kitchen is newly fitted, comprising a range of matching base and wall-mounted units with contemporary green doors complemented by quartz worktops. white sink, integrated gas hob and electric oven.

Completing the flat is a cloak room with WC and basin.

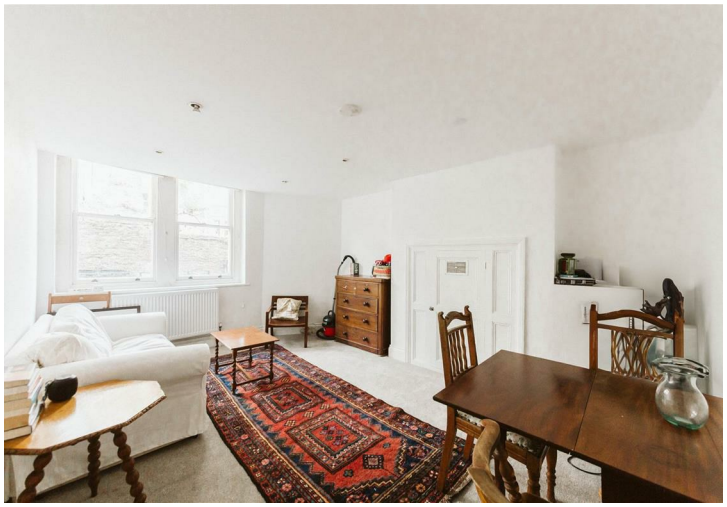
Décor through the flat is neutral and is in good, turn-key condition ready to move into - an ideal first time purchase.

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.

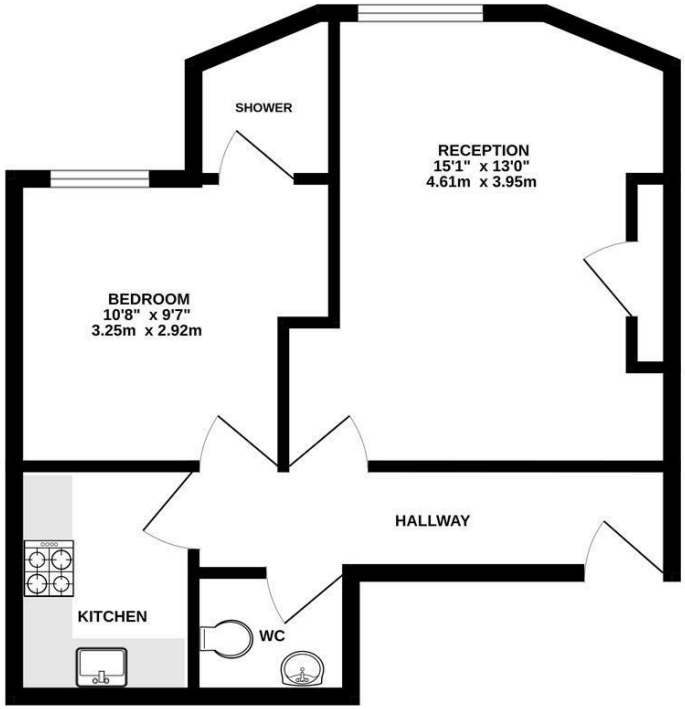






If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

LOWER GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 sq.m.) approx.

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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- One-bedroom flat
- Brand new kitchen
- Superb location
- Separate kitchen and living space
- Double bedroom
- Offered with no onward chain

Guide Price: £250,000

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



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