





### Property Description

Set on Bishopsworth Road in a convenient BS13 location, this \*chain-free\* ground floor flat offers a bright, well-proportioned layout of approximately 607 sq.ft. and is ideal for first-time buyers, downsizers or those seeking a low-maintenance home. The property benefits from its own private entrance, a generous living room stretching over 20ft in length, a separate kitchen, two bedrooms and a well-kept bathroom. Neutral décor runs throughout, giving the flat a clean and move-in-ready feel.

The living room enjoys excellent natural light thanks to its dual aspect, while the kitchen provides a practical and functional space with good storage and worktop provision. Both bedrooms are well-shaped, with Bedroom 1 offering comfortable double proportions and Bedroom 2 making an ideal guest room, office or nursery. The bathroom is neatly presented with a traditional three-piece suite.

Externally, the flat benefits from a private parking space to the front, and a courtyard area to the rear, with easy access to local shops, bus routes and green spaces. With its straightforward layout, bright interiors and accessible ground floor position, this flat represents a strong opportunity in a popular part of Bristol.

### Living Room

20' 1" max x 11' 3" ( 6.12m max x 3.43m )  
A generous main reception room extending to 20'1 at its widest point, featuring a rear-facing double glazed window that brings natural light into the space. Also offering a large wall-mounted radiator, neutral finish, and power and TV point for entertainment hubs. The rooms proportions comfortably accommodate both seating and dining areas.

### Kitchen

9' 1" max x 8' 3" ( 2.77m max x 2.51m )

A practical kitchen arranged with cabinetry and worktops along both sides, making efficient use of the available space. A front-facing double glazed window above the sink draws in daylight and gives the room plenty of natural light.

### Bedroom One

11' 10" x 9' 3" ( 3.61m x 2.82m )  
A well-proportioned main bedroom with a rear-facing double glazed window that brings in soft natural light. The room offers comfortable double proportions and neutral finish, making it easy to furnish and personalise.

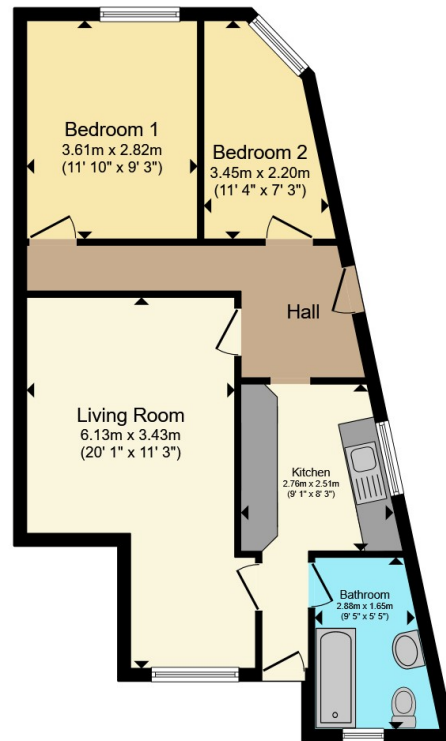
### Bedroom Two

11' 4" max x 7' 3" ( 3.45m max x 2.21m )  
A versatile second bedroom with an angled layout, extending to 11'4 at its longest point. A front-facing double glazed window provides natural light and a pleasant outlook, making this an ideal space for guest room, home office or nursery.

### Bathroom

A clean and functional bathroom fitted with a three-piece suite including a bath with shower over, WC and wash hand basin. A frosted double glazed window provides natural light and ventilation.





Total floor area 56.4 m<sup>2</sup> (607 sq.ft.) approx

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243 North Street Southville  
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EPC Rating: C

Council Tax  
Band: A

Service Charge: Ask  
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Ground Rent:  
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Tenure: Leasehold

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