



Connells

Bishopsworth Road  
Bristol



### 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 courtyard-style area to the front, 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.

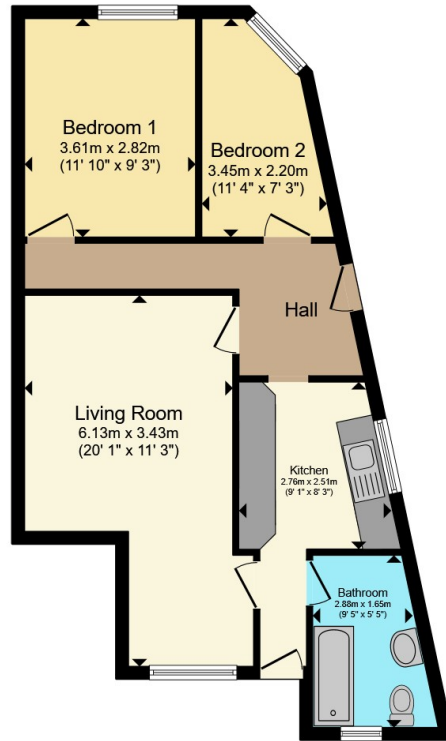
### Bedroom Two

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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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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