



67A Cottrell Road  
, Bristol, BS5 6TL

**Asking price £190,000**



# 67A Cottrell Road



## Description

A purpose-built first-floor flat offered with no onward chain and boasting a rear garden backing onto the River Frome plus off-street parking to the front.

In brief, the accommodation comprises stairs rising to a hallway providing access to the living room, kitchen, double bedroom, and bathroom. There's also a very useful loft providing ample storage. The property is presented in clean and tidy condition, while still offering scope to personalise and make it your own.

Ideally located with easy walking and cycling access to Eastville Park, Snuff Mills, Oldbury Court Estate, and extensive connected green spaces, while the city centre is also within easy reach.

Wildlife can regularly be seen from both the flat and garden, including kingfishers, herons, egrets, foxes and other small riverside mammals. Otters have also been

- Riverside position overlooking a secluded stretch of the River Frome
- Easy access to Eastville Park, Snuff Mills, Oldbury Court
- Offered with no onward chain
- No management charges
- Rear garden backing on to the River Frome
- Direct access to the Frome Valley walkway and cycle route into central Bristo
- Useful loft space with substantial storage potential
- Share of freehold
- Off street parking
- No on ward chain

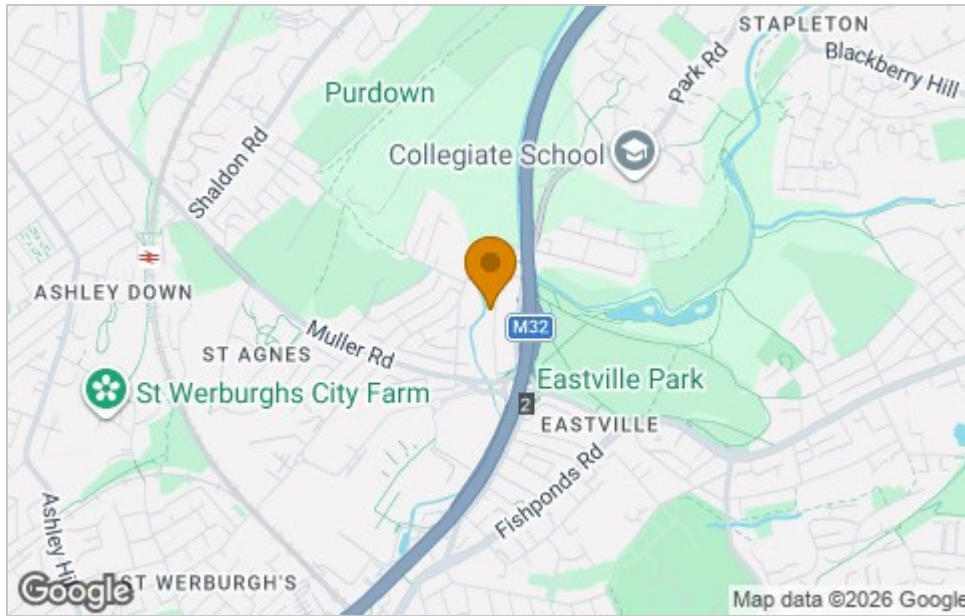




# Floor Plan



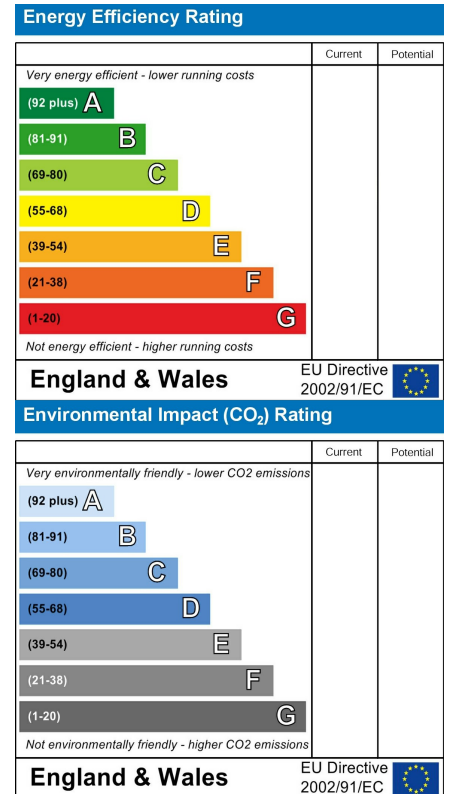
# Area Map



# Viewing

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



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