



### **3 Manor House Lane, Bristol, BS14 9HQ**

### **Offers In The Region Of £180,000**

For sale: a neutrally decorated two-bedroom flat located in Bristol, offering an appealing opportunity for investors, with a current yield of 6.6%. This ground floor flat features an open-plan kitchen / living and dining space with direct access to communal gardens. Both bedrooms are doubles, and the property includes a modern bathroom. An allocated parking space is provided, along with additional visitor parking within the development.

The property holds an EPC rating of B and falls within Council Tax Band B, supporting efficient running costs. The communal gardens offer outdoor space for residents, accessed directly from the open-plan sitting area, enhancing the day-to-day usability of the accommodation.

Situated in the BS14 area of Bristol, the flat benefits from a range of local amenities including supermarkets, convenience stores, and everyday services within a short distance. Hengrove Leisure Park and local green spaces such as Dundry Slopes and local playing fields are accessible by car or bus, offering recreational options.

### Communal Entrance



### Kitchen / Dining Room

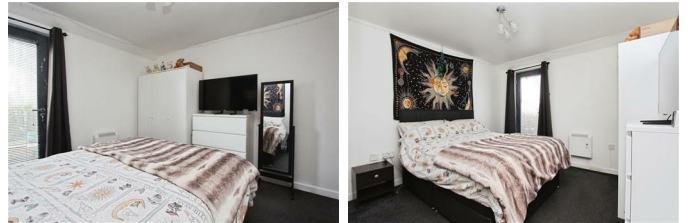


### Entrance Hall



### Bedroom One

13'10" x 10'10" (4.23 x 3.32)



### Bedroom Two

16'0" x 8'0" (4.90 x 2.46)



### Open Plan Living

20'11" x 13'10" (6.40 x 4.24)

### Living Area

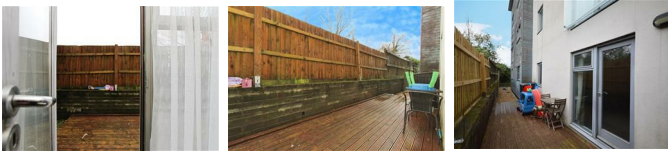


## Bathroom

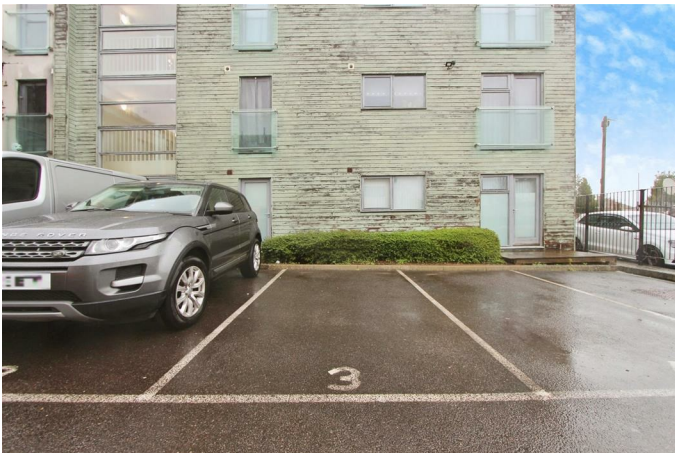
7'10" x 6'7" (2.40 x 2.03)



## Communal Garden



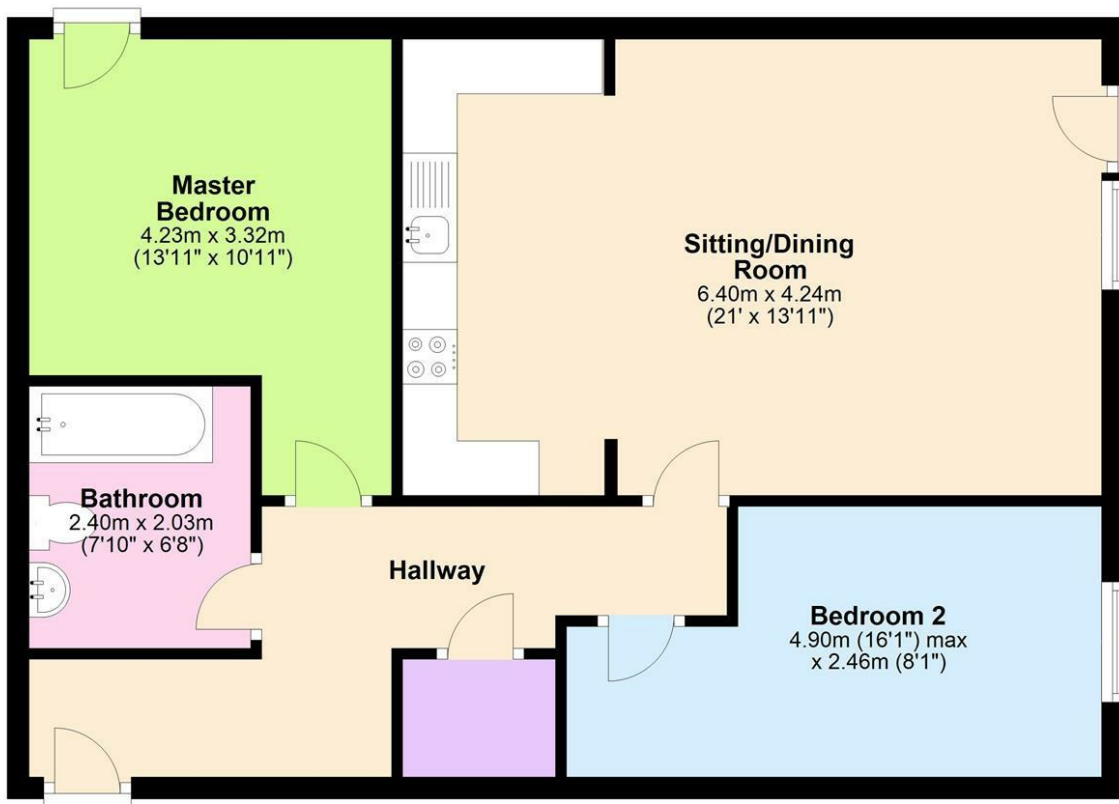
## Parking Space



## Floor Plan

### Ground Floor

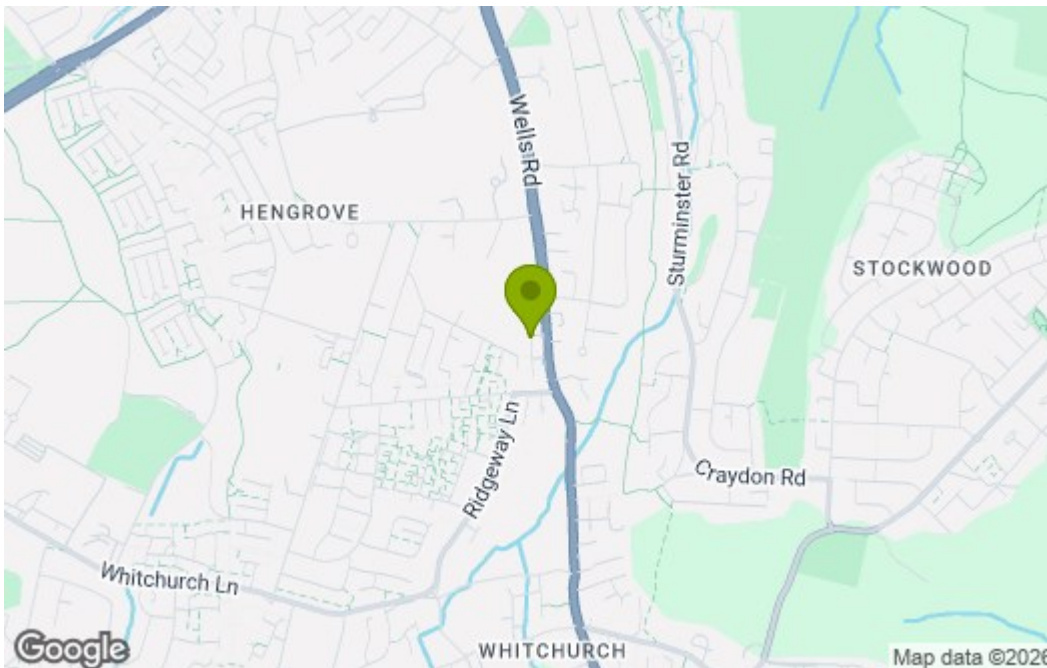
Approx. 66.9 sq. metres (719.8 sq. feet)



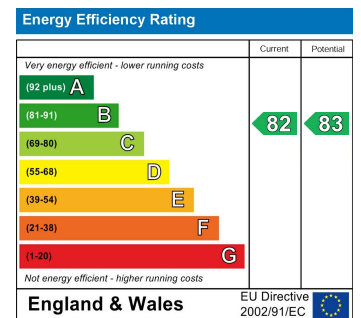
Total area: approx. 66.9 sq. metres (719.8 sq. feet)

### 3 Manor house, Bristol

## Area Map



## Energy Efficiency Graph



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