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Flat 54, Muller House Dirac Road, Bristol, BS7 9DE

Asking Price £297,500

A striking circa 1200 sq ft three-bedroom duplex in a historic building, complete with the rare luxury of private parking and no onward chain.

- Grade II listed building
- Spacious duplex apartment
- Priavte entrance
- Impressive high ceilings
- Three Double Bedrooms
- Family Bathroom and seperate WC
- Private Parking Space
- Communal garden with access to Park
- Bike Storage
- Ashley Down railway station and local bus links

The Property
A beautifully presented and wonderfully light duplex apartment within the historic Muller House, combining period character with modern living. Offered in immaculate condition throughout, the property provides generous accommodation arranged over two floors, together with a completely private entrance, private parking and access to attractive communal gardens.

The ground floor centres around an impressive reception room, where high ceilings and a large sash window create a wonderful sense of space and natural light. An inviting room, equally suited to relaxing or entertaining.
The separate kitchen is thoughtfully fitted with contemporary white and green cabinetry, marble effect worktops and metro tiled splashbacks. NEFF integrated appliances and herringbone effect flooring complete the modern finish.
Also on this floor is a versatile third double bedroom, ideal for guests or a home office. A separate WC and spacious entrance hallway complete the ground floor accommodation.

Upstairs, two generous double bedrooms provide comfortable and well proportioned accommodation, both benefiting from fitted wardrobes. The family bathroom features a classic white suite with bath and shower over, complemented by herringbone effect flooring.

Externally, the property benefits from private parking, dedicated bicycle storage and communal gardens to both the front and rear of the building. The rear garden also provides direct access to an adjoining park, offering a pleasant green outlook and views across the city.

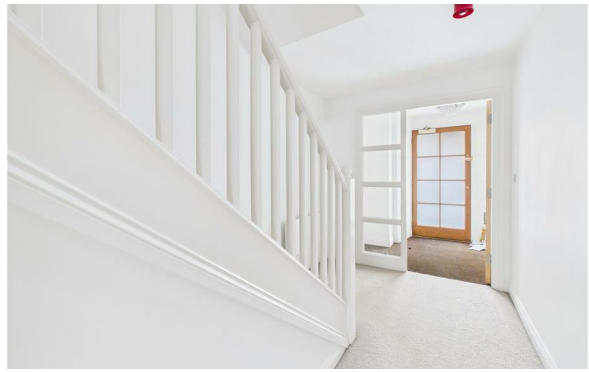
Location
Ashley Down is one of Bristol's most sought after residential locations, offering an appealing balance of neighbourhood convenience, green open spaces and excellent transport connections.
Nearby St Andrews Park and Muller Road Recreation Ground provide attractive outdoor spaces, while the popular Gloucester Road, Bishopston and Horfield areas offer an excellent selection of independent shops, supermarkets, cafés, restaurants and traditional pubs.
The area is also well served by a range of highly regarded schools, including Ashley Down Primary School.
With Ashley Down railway station nearby, alongside regular local bus services, the property is ideally positioned for convenient access to Bristol city centre and destinations further afield.

Other Information
Other Information - Leasehold: 125 years from 1 January 2007
Management Fee: circa £233 per calendar month.
Ground Rent - £500 per annum,
Council Tax Band: D

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



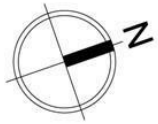


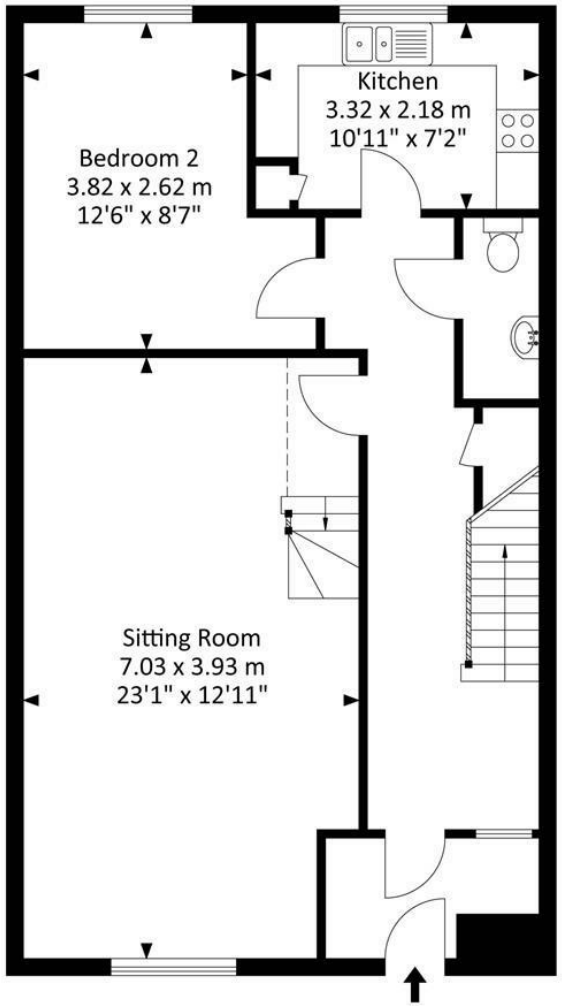





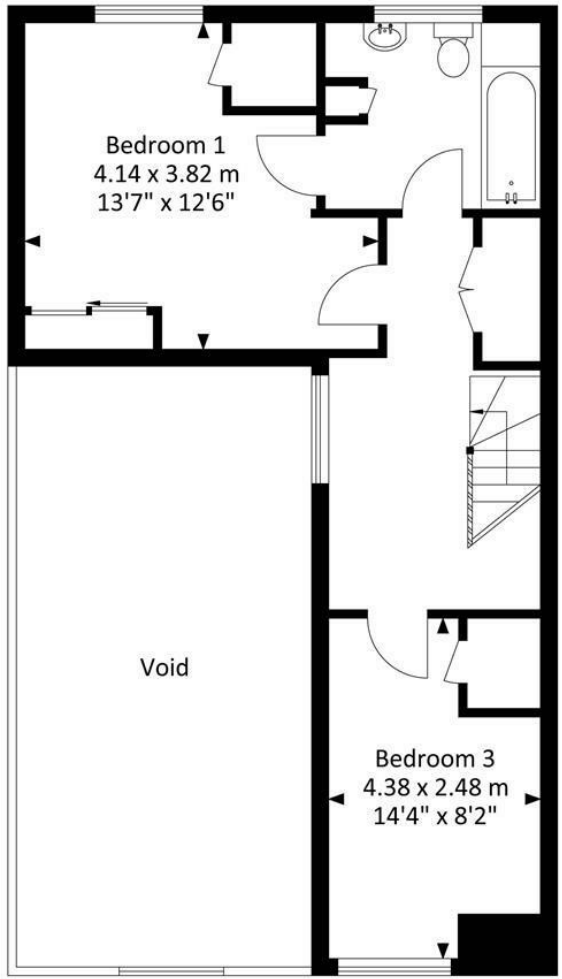
Muller House, Dirac Road, Bristol BS7 9DE

Approx. Gross Internal Area
1161.6 Sq.Ft - 107.9 Sq.M





Ground Floor

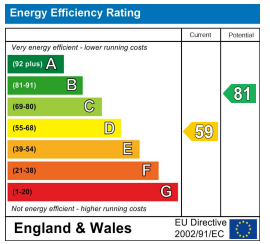


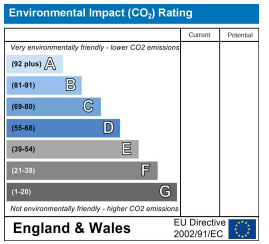
First Floor

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For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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