



Harrison Court Sturminster Road, Bristol, BS14 8BH

£170,000

This neutrally decorated first-floor flat is offered ****for sale**** in the Bristol BS14 area, ideal for first-time buyers and investors. The property provides one double bedroom and a second room well suited to use as a home office or walk-in wardrobe.

The flat features an open-plan living / kitchen area with new flooring throughout and a Juliette balcony, creating a practical and flexible layout for everyday living and entertaining. The property has been recently redecorated, allowing buyers to move in with minimal work required. There is a communal garden to the rear, which is due to be re-landscaped, offering an outdoor space for residents to enjoy.

With an EPC rating of C and Council Tax Band A, the property may appeal to those seeking relatively efficient running costs.

Located in south Bristol, the flat benefits from access to local green spaces, including nearby parks and playing fields, as well as convenient road links towards Bristol city centre and the A4174 ring road. Regular bus

Communal Entrance Hall

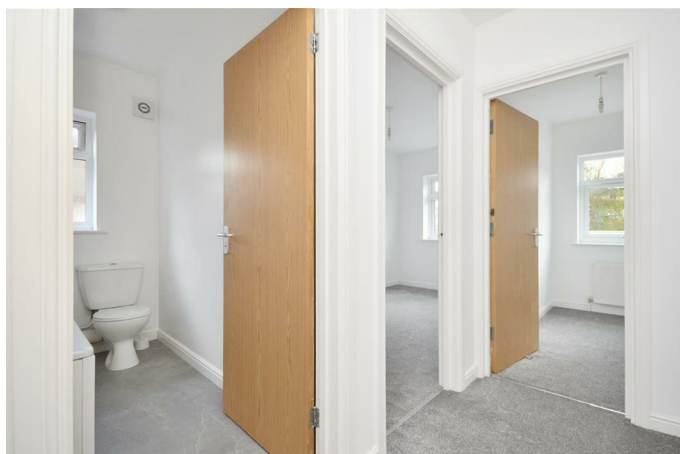


Bedroom One

12'11" x 7'10" (3.95 x 2.39)

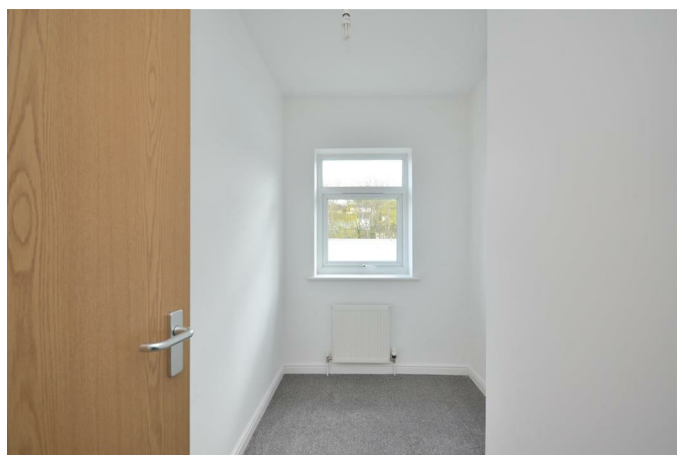


Hallway



Office / Walk in Wardrobe

8'8" x 5'5" max (2.65 x 1.66 max)



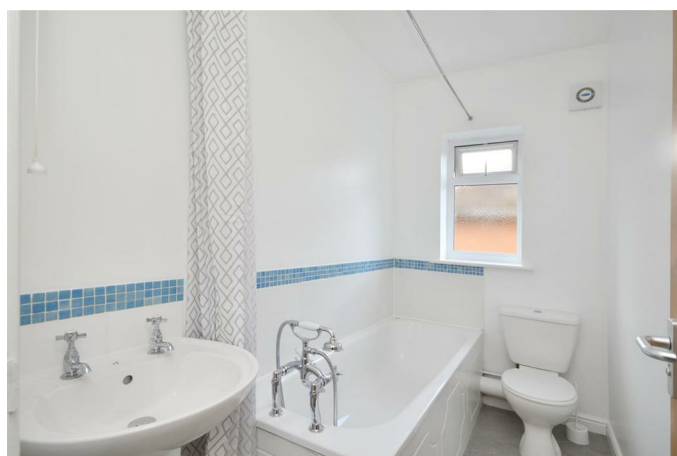
Open Plan Living / Kitchen

13'10" x 12'5" (4.24 x 3.80)



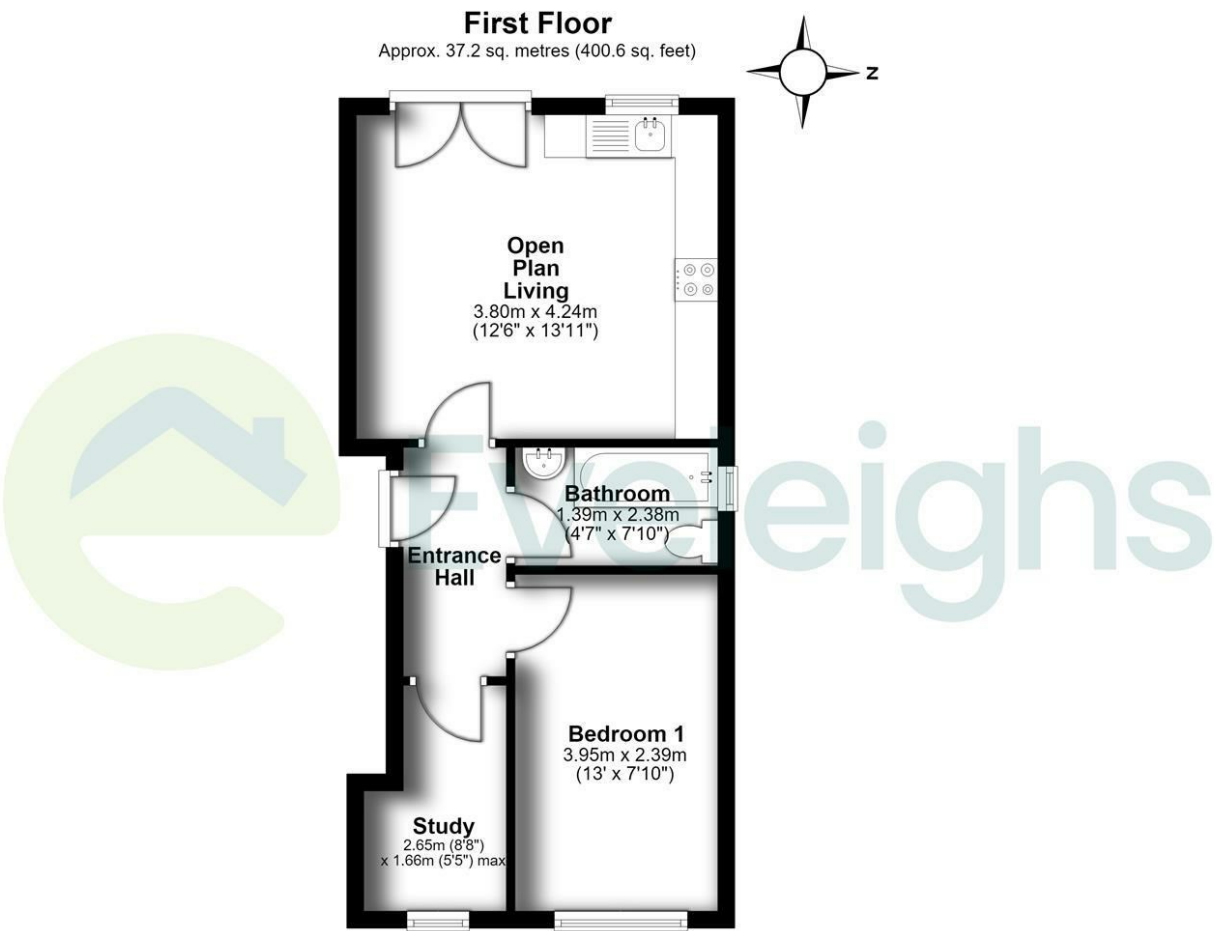
Bathroom

7'9" x 4'6" (2.38 x 1.39)



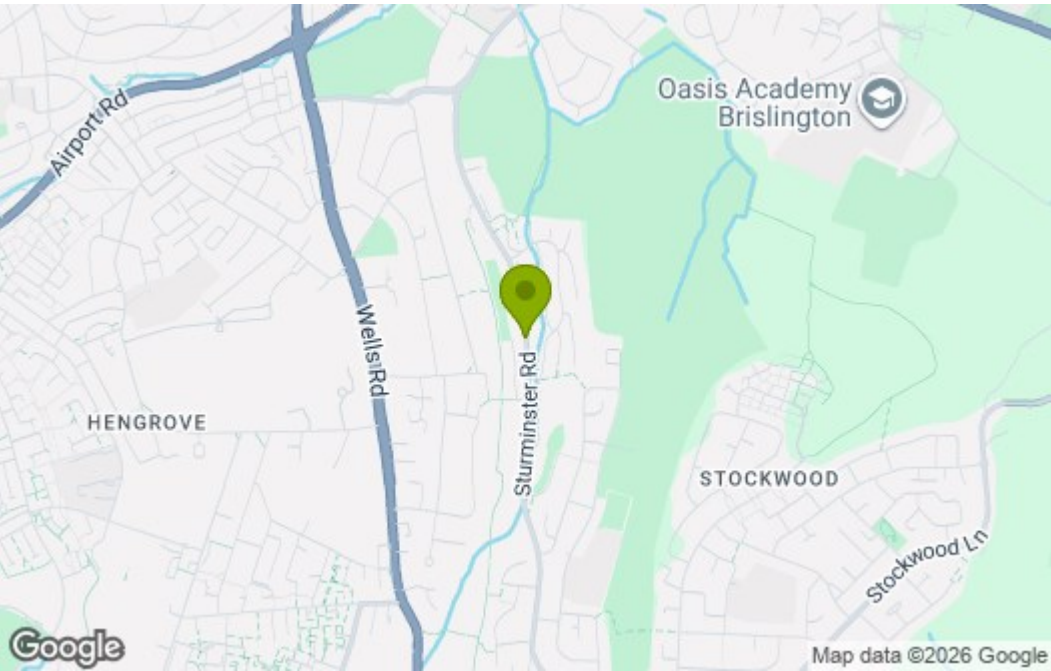
Communal Garden

Floor Plan

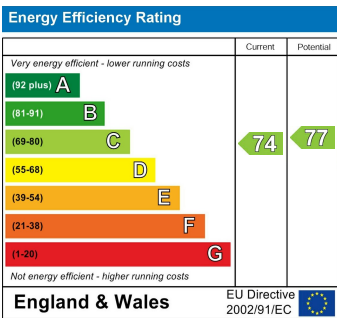


Total area: approx. 37.2 sq. metres (400.6 sq. feet)
Flat A , Harrison Court, Bristol

Area Map



Energy Efficiency Graph



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