



Cotswold Road, , Bristol, BS3 4NT

- One Double Bedroom
- Maisonette
- Superb Location
- Low Running Costs
- Large Garden
- Victorian Features
- No Onward Chain
- Independent Access

Offers In The Region Of £250,000



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DESCRIPTION

Hunters are pleased to present to the market this well appointed, one bedroom garden maisonette sitting along the bottom of Cotswold Road, Windmill Hill.

Offered with no onward chain the flat still offers scope for someone to make it their own. You access the Maisonette via an independent staircase, there is a handy store under the stairs too. Internally the flat offers a spacious living room & double bedroom which boasts the bay window. Downstairs there is a kitchen/breakfast room which overlooks the rear garden, there is also a three piece shower room.

The standout feature of the maisonette is the large, private rear garden. Its well stocked and offers a raised seating space and lower garden area . The property is sure to suit first time buyers who are looking for a unique victorian home thats available with no onward chain.

Cotswold Road sits in the vibrant Windmill Hill, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

TENURE

Leasehold

Lease arrangement and charges;

We understand from our vendor the following charges apply;

- Balance of a 999 year lease dated from 1981
- Ground rent £NIL
- Maintenance charge - NIL

COUNCIL TAX BAND

A

EPC BAND - Band C - please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8632-3428-1100-0308-9296>

living room

14'5" x 12'9"

bedroom

13'5" x 11'5"

kitchen/diner

13'5" x 12'5"

shower room

7'6" x 4'11"





BASEMENT
189 sq.ft. (17.6 sq.m.) approx.

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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