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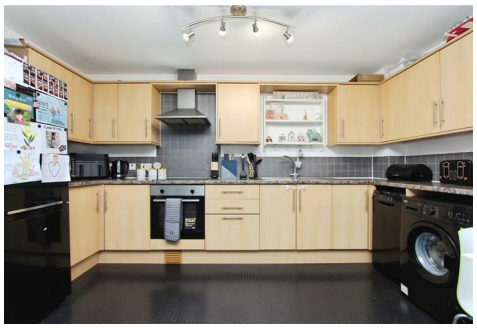

3 Manor House Lane, Bristol, BS14 9HQ

£190,000

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.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

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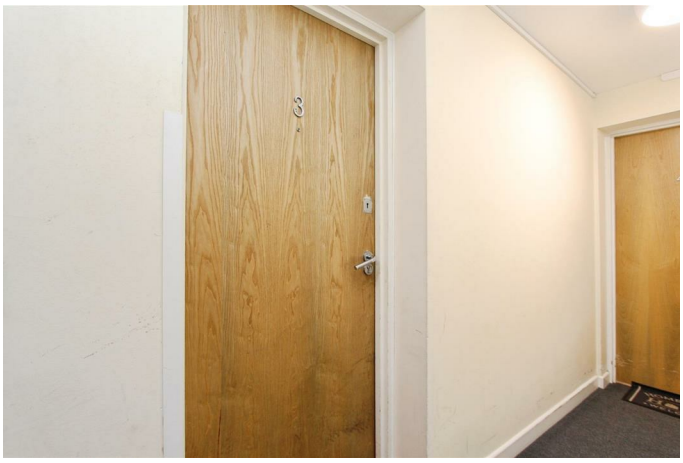
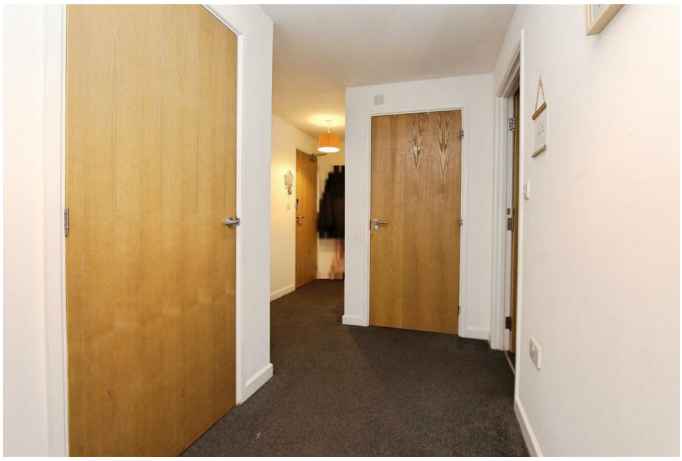
Communal Entrance



Entrance Hall

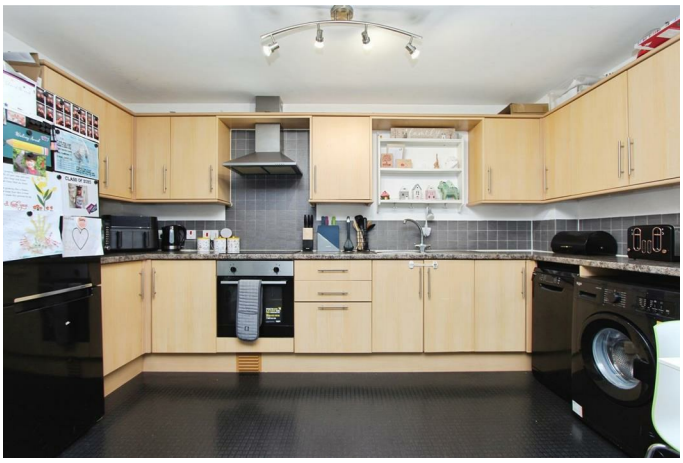


Open Plan Living

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

Living Area

Kitchen / Dining Room



Bedroom One

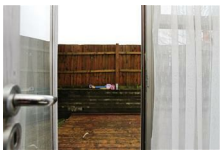
13'10" x 10'10" (4.23 x 3.32)

Bedroom Two

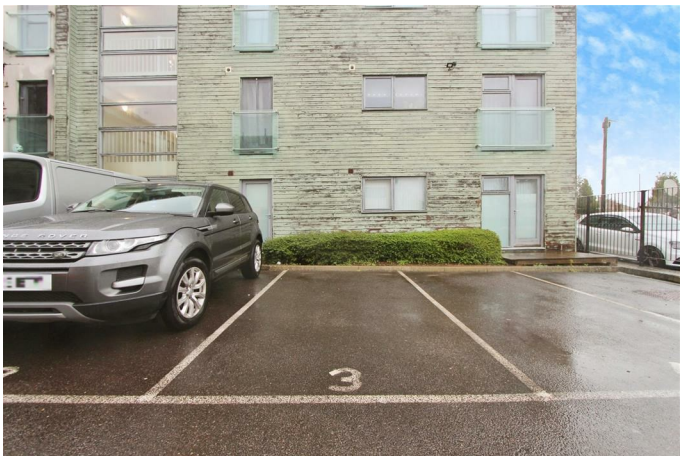
16'0" x 8'0" (4.90 x 2.46)

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

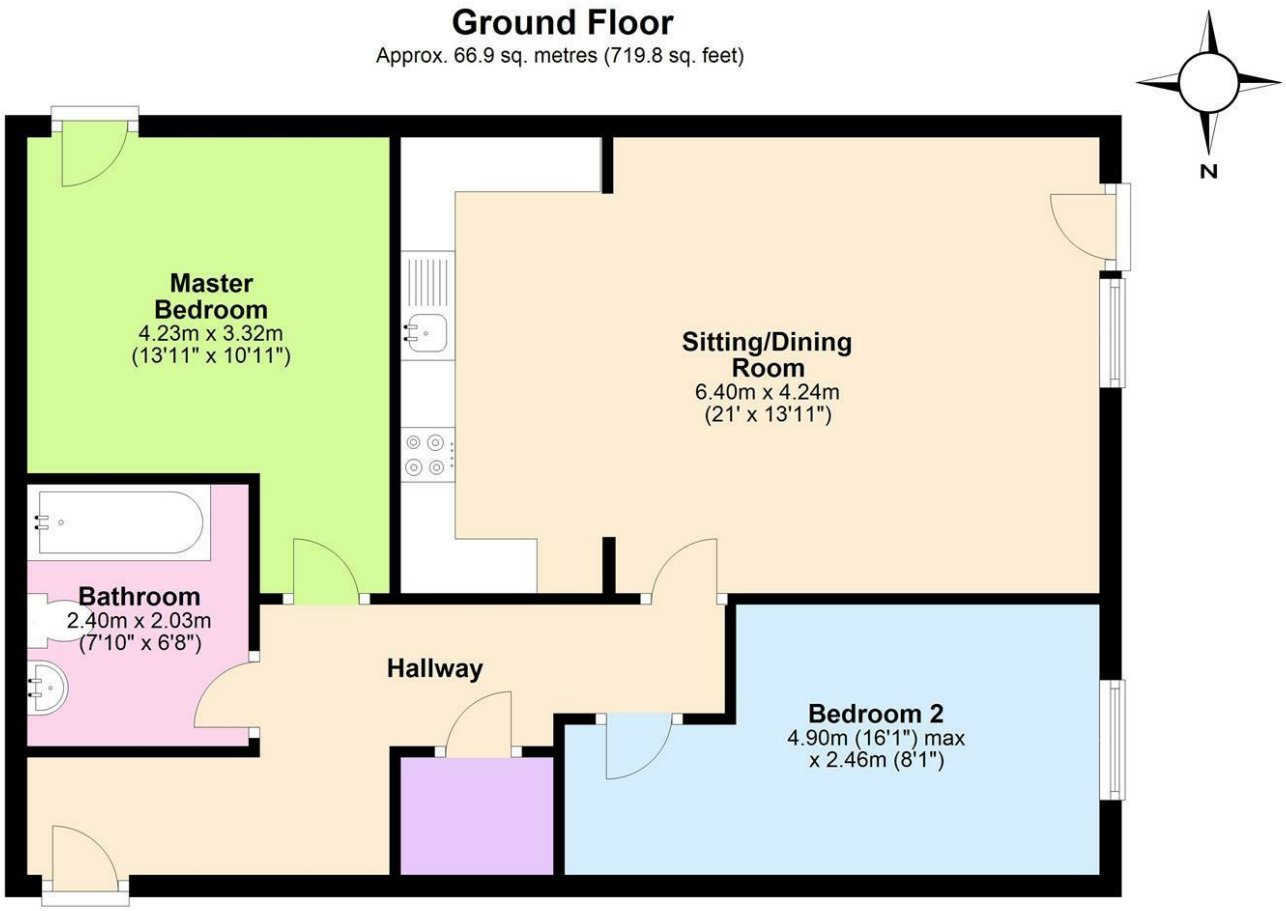
Communal Garden



Parking Space



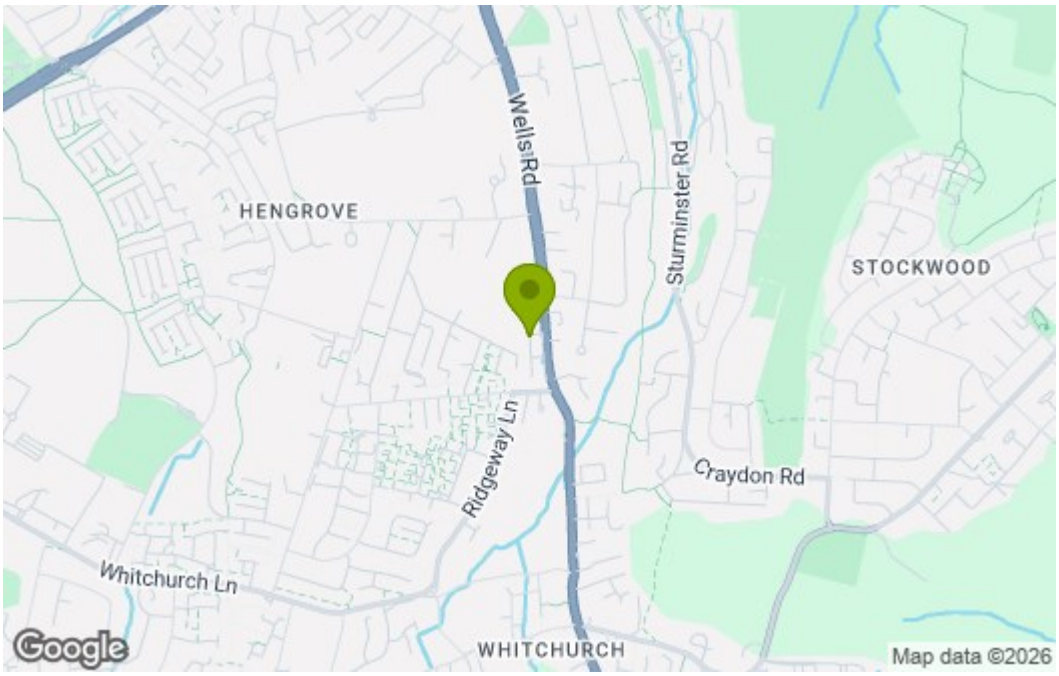
Floor Plan



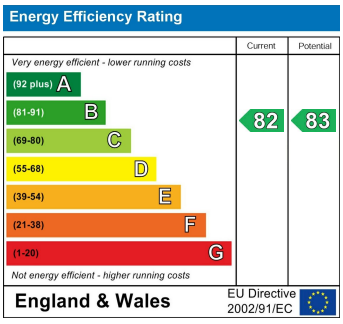
Total area: approx. 66.9 sq. metres (719.8 sq. feet)

3 Manor house, Bristol

Area Map



Energy Efficiency Graph



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