



287 HOTWELL ROAD,
HOTWELLS, BS8 4NQ

GOODMAN
& LILLEY



A CHARMING TWO-BEDROOM PERIOD APARTMENT IN PRIME HARBOURSIDE LOCATION – NO ONWARD CHAIN

Set within a handsome Georgian townhouse, this beautifully proportioned two-bedroom second-floor apartment offers a wonderful blend of period charm and contemporary convenience. Ideally situated within walking distance of Bristol's vibrant Harbourside, the property enjoys an enviable location with easy access to the city's cultural landmarks, cafés, and green spaces.

Location

Hotwells, with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, is amongst the most sought after locations in the City. An appealing setting just a mere stone's throw from the hurly burly of the fashionable Clifton Village and yet providing ease of access to the harbourside and city centre. Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services.

Approx. 20 minutes walk to Leigh Woods and Ashton Court Estate with its woodlands, mountain bike trails and walks. Access to the M5 is approximately 20 minutes by car, down the stunning Clifton Gorge and Bristol Airport circa 15 minutes.

Summary of Accommodation

The apartment forms part of a tasteful conversion, boasting generous ceiling heights, double glazed sash windows that enhance the sense of light and space throughout. The accommodation comprises a welcoming entrance hall, a bright and spacious living/dining room with period fireplace offering an attractive focal point, a separate fitted kitchen with a range of

units and boiler cupboard housing a modern recently fitted Vailant gas boiler, two well-proportioned bedrooms, and a stylish modern shower room WC.

Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a characterful home in one of Bristol's most desirable and well-connected locations.

Viewing highly recommended

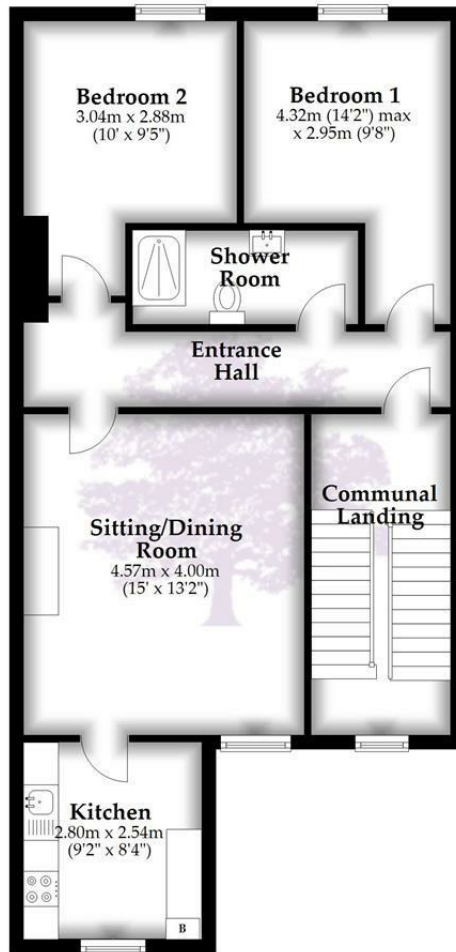
-
- Second Floor Apartment Set In Handsome Georgian Townhouse
 - No Onward Chain Offered With Vacant Possession
 - Open Plan Living/Dining Room With Attractive Fireplace
 - Modern Double Glazed Sash Windows To The Front Elevation
 - Moments Stroll From Bristol's Historic Harbourside
 - Two Double Bedrooms
 - Fitted Kitchen With Recently Fitted Vailant Gas Boiler
 - Modern Shower Room WC



GUIDE PRICE £289,950



Floor Plan



Total area: approx. 68.6 sq. metres (738.5 sq. feet)

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.

Plan produced using PlanUp.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.