

estate agents **auctioneers**



Garden Flat, 3 Victoria Walk, Cotham, Bristol, BS6 5SR

£325,000

Hollis Morgan - An attractive two bedroom garden flat Located within easy reach of the City Centre and only a short walk from the Gloucester Road. Front and Back garden. Chain Free

- Two Double Bedrooms
- Gardens Front & Rear
- Private Entrance
- Gas Central Heating
- Utility Room
- Within Walking Distance of Gloucester Road
- Scope To Modernise
- No Onward Chain

The Property

A substantial garden flat occupying the lower ground floor of this pretty period property located within short walks of the ever popular Gloucester Road, the City Centre as well as the nearby Hospital and University buildings which makes Cotham the ideal location to live within the heart of the City.

In need of updating in places, the property provides a fantastic opportunity for the new buyer to put their own mark on.

Accessed via a private entrance, the flat is well laid out and due to impressive large windows and high ceilings, the property is bright and airy throughout.

The accommodation comprises 2 open plan reception rooms which provides distinct living & dining areas, a separate kitchen with plenty of cupboard space, two double bedrooms and a family bathroom with shower over bath, basin and WC.

The property also benefits from a utility room with plumbing for washer / dryer and externally, the flat has access to private gardens both at the front and rear which are mainly laid to lawn.

Location

Victoria Walk is located in the highly desirable residential suburb of Cotham which is ideally positioned for access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre and the vibrant Gloucester Road are short walks away. In addition, the property is well located to take advantage of a choice of commuter links with the A38 (Gloucester Road) and local train stations (Redland & Montpelier) around a 5 minute walk.

Other Information

Leasehold. Residue of 999 years

Management Fee: £100pcm

Council Tax Band: B

Please Note

We endeavour to make our sales details accurate and reliable 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. 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.



hollis
morgan
