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hollis morgan

FFF, 4 Eastfield Road, Cotham, Bristol, BS6 6AA

£285,000

A well located and generously proportioned two bedroom first floor conversion, moments from Gloucester Road. No Onward Chain.

- First Floor Flat
- Two double bedrooms
- Gas central heating
- Quiet street in a sought after location
- Gas Central
- No Onward Chain

The Property
Set on the first floor of a striking Victorian terrace in the sought-after area, this delightful two-bedroom apartment offers charming accommodation in the heart of Cotham—just a short stroll from Gloucester Road, known for its vibrant mix of independent shops, bars, and restaurants.
Spanning approximately 710 square feet, the property boasts a generous layout, featuring two spacious double bedrooms, a bright and airy reception room, a separate kitchen, and a well-appointed bathroom. Flooded with natural light throughout, the apartment exudes a warm and welcoming atmosphere.
The two double bedrooms are positioned at the front of the property, offering peaceful retreats with ample space for rest and relaxation. Just alongside, the stylish tiled kitchen is fitted with maple-coloured wall and floor cabinets, dark grey worktops, and comes equipped with a washing machine, electric cooker, and extractor fan. Adjacent to the kitchen, the large reception room provides an ideal setting for both dining and lounging.
The bathroom, also finished with neutral tiling, is bright and functional, featuring a classic three-piece suite with a corner bath and electric shower overhead, WC, and basin.
Though the property would benefit from some redecoration, it offers great potential to become a truly lovely home in a fantastic location.

Location
Located in the highly sought-after Cotham area, this property enjoys a prime position just moments from Lover's Walk and Redland Train Station. The vibrant Gloucester Road is also nearby, offering an eclectic mix of independent shops, cafés, bars, and restaurants, perfect for those who enjoy a lively community atmosphere. It is also within walking distance of Bristol University, the BRI, and the bustling city centre.
Families will appreciate the proximity to outstanding local schools, including Cotham Gardens Primary, Redland Green School, and Montpelier High School, making this an ideal home for both professionals and growing families.

Other Information
Leasehold: 953 years remaining
Ground rent: £60 pa
Management Fee: £70 pcm
Council Tax Band: B

Please Note
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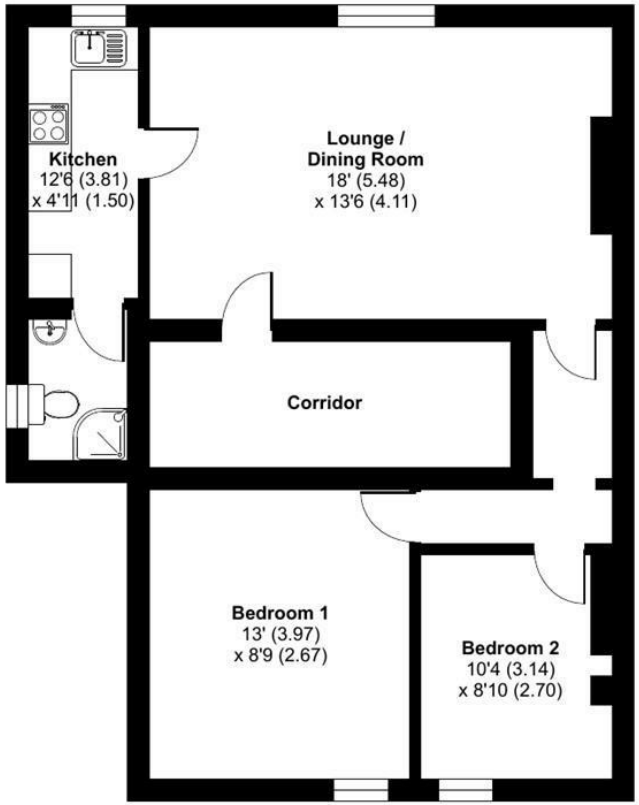
Eastfield Road, Cotham, Bristol, BS6

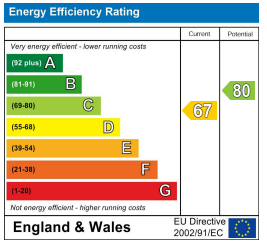
Approximate Area = 706 sq ft / 65.5 sq m (excludes corridor)

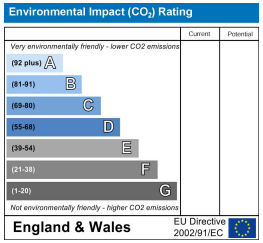
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hollis Morgan. REF: 1304102





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