



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

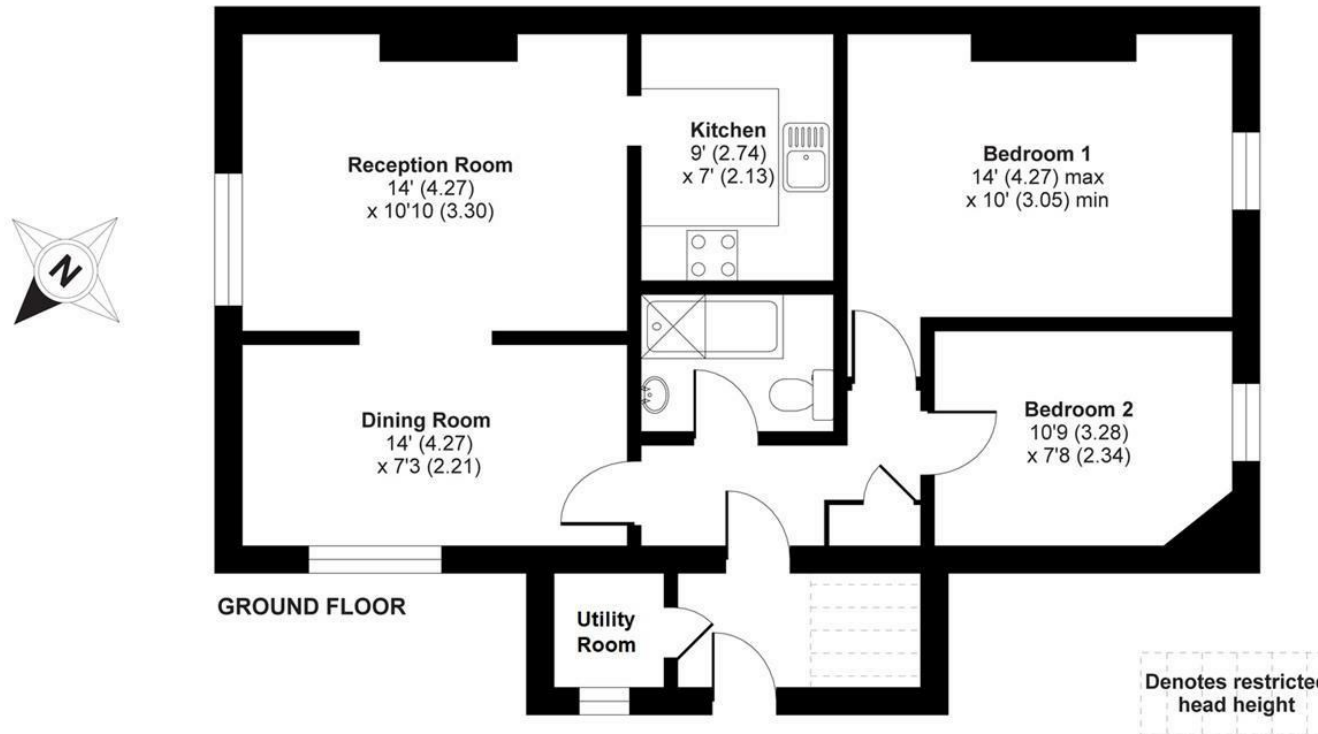
Please Note

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.



Victoria Walk, Cotham, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 718 SQ FT 66.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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