



hollis  
morgan  
newhomes

62 Sydenham Road, Cotham, Bristol, BS6 5SJ

Guide Price £340,000

Hollis Morgan - A Stylishly appointed new build home offering light and airy accommodation over two levels with private courtyard garden, high end integrated appliances, under floor heating and a 10 year Guarantee. Conveniently located moments from the vibrant Gloucester Road.

- New Build
- Two Double Bedrooms
- Open Plan Living
- Private Courtyard
- Down Stairs W.C
- Underfloor Heating
- Energy Efficient
- Tiled Bathroom Suite
- No Onward Chain

### Description

62 Sydenham Road is a recently constructed terraced home which offers low maintenance living in one of Bristol's most vibrant locations. Internally the property has been Cleverley designed to maximise floorpace with generous accommodation set over two levels. The ground floor of the property prospers from front to back living accommodation with open plan kitchen/diner, sliding doors leading to courtyard, separate W.C and utility cupboard. To the first floor two well-appointed double bedrooms are located with a spacious tiled bathroom suite. Outside is a private rear courtyard perfect for Alfresco dining.

### Location

Sydenham Road is located on the Cotham/Kingsdown borders with excellent access to both the University of Bristol and the Bristol Royal Infirmary. The property is ideally suited for access to Gloucester Road (0.5 miles), Whiteladies Road (0.75 miles) and the City Centre (1 Mile) whilst Redland Green train station is located with a quarter mile plus local shops to be found in Kingsdown within a few hundred yards. Residents Parking Zone.

### Tenure

Freehold.



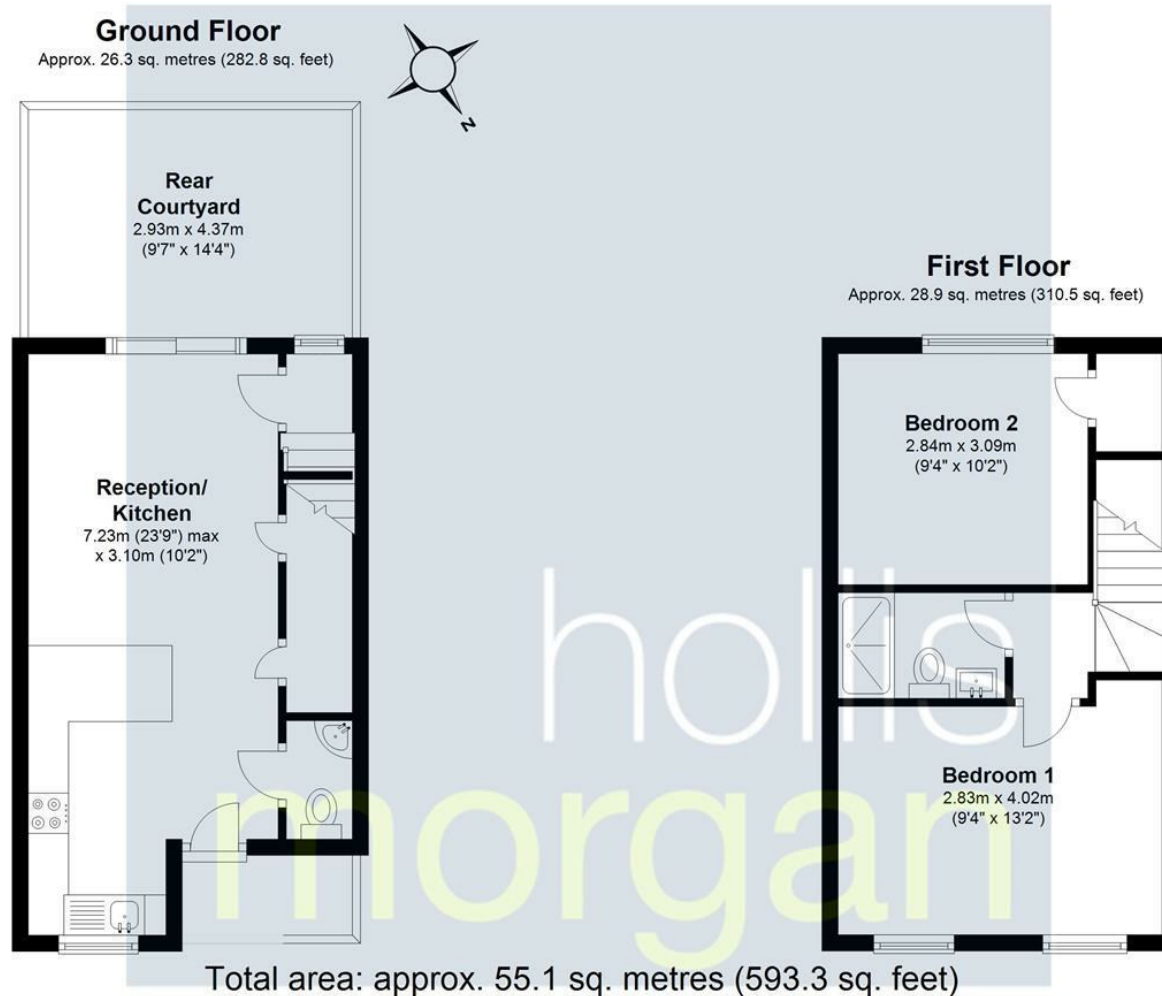


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

**62 Sydenham Road Cotham, Bristol**

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