



Garden Flat, 41 Burghley Road, St Andrews, Bristol, BS6 5BL

£375,000

Hollis Morgan - An attractive and well maintained garden flat, full of original features, in one of the areas most pleasant residential streets within easy walking distance to the ever popular Gloucester Road and St Andrews Park. The property also has an allocated off road parking space.

- Garden Flat
- Two Bedrooms
- Stylish And Modern Interior
- Allocated Off Road Parking
- Private Entrance
- Gas Central Heating
- Original Features
- Enviably Location
- Quiet Road Close to Gloucester Rd

#### The Property

An attractive and well maintained garden flat, full of original features, in one of the areas most pleasant residential streets within easy walking distance to the ever popular Gloucester Road and St Andrews Park.

The property is bright and airy throughout thanks to large windows and access to outside space whilst retaining a warm homely feel due to the decor and choice of finish.

Access is from the front of the building and via a private entrance which leads you into a porch and then large open hallway beyond. The kitchen is situated at the rear of this generous space and comes complete with a range of handle-less grey wall and base units, solid Oak worktops and an under-mounted sink with mixer tap over. In addition there is a stainless steel gas hob, oven, integrated dishwasher as well as fridge/freezer.

The living room, with original stripped wood floor boards and period feature fireplace, sits at the front of the building and so takes full advantage of the large bay window and the huge amount of natural light provided as a result.

Both bedrooms are located at the rear of the property and so take advantage of the peaceful outlook over the garden. Finally a stylish and modern bathroom complete the internal accommodation and boasts a large bath with mains fed shower over, basin with vanity storage and low level WC.

Externally the property benefits from generous front and rear gardens plus driveway with space for one vehicle and store to the front of the building.

#### Location

Burghley Road is a popular, peaceful and neighbourly side street close to St Andrew's Park and within a short stroll of the independent shops, cafes and restaurants of Gloucester Road.

There are a number of nearby transport links which allow for easy commuting into and out of town with bus connections and the local Montpellier train station nearby as is access to all central areas.

#### Other Information

Share of Freehold. Residue of 999 years remaining

Management Fee: Refer to Agent

#### COVID UPDATE

Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

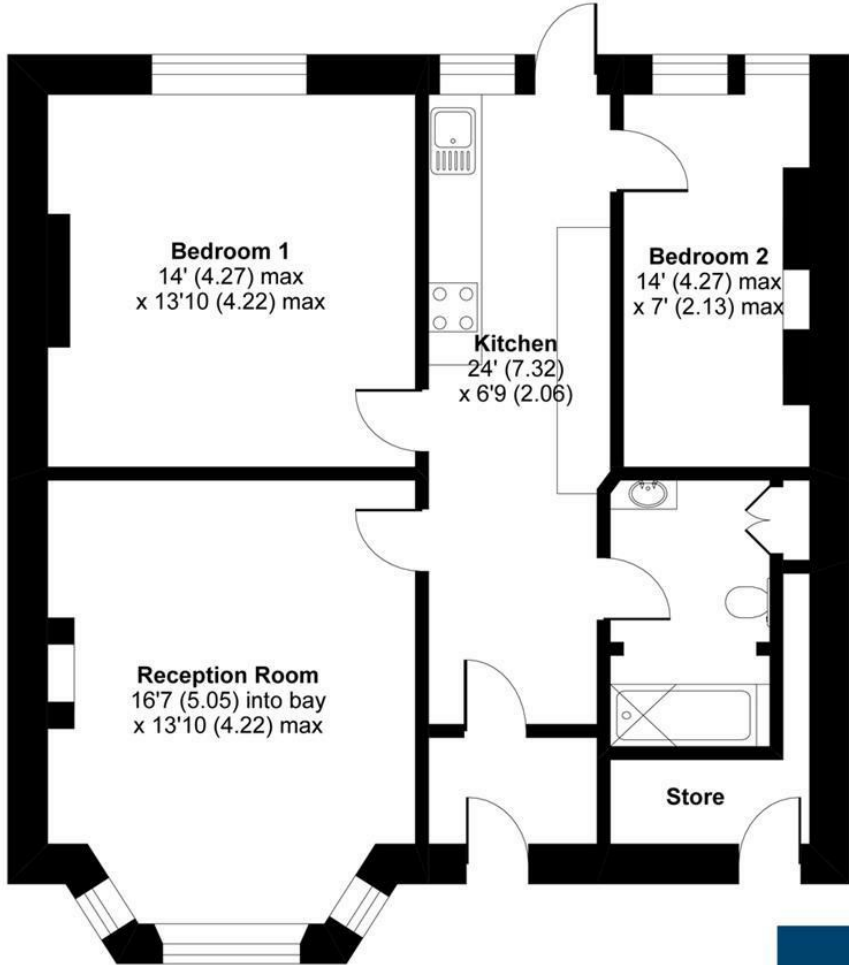
#### Please Note

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.



# Burghley Road, Bristol, BS6

Approximate Area = 794 sq ft / 73.7 sq m  
 Store = 31 sq ft / 2.8 sq m  
 Total = 825 sq ft / 76.6 sq m  
 For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2021. Produced for Hollis Morgan. REF: 687656



TEL | **0117 933 9522** | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)  
 Hollis Morgan Property Limited, registered in England, registered no 7275716  
 Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		64	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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