

estate agents **auctioneers**

**hollis
morgan**



ST LEONARDS

BRINGLEY HOUSE

25

23

P Permit holders only
Mon - Fri
9 am - 5 pm

For Sale

FFF, 23 Cotham Vale, Redland, Bristol, BS6 6HS

£300,000

Hollis Morgan - A well located and generously proportioned 2 double bedroom first floor apartment in need of basic cosmetic updating.

- Period Conversion
- 661 Sq Ft
- First Floor
- Two Double Bedrooms
- Separate Kitchen
- Gas Central Heating
- Residents Parking
- No Onward Chain

Description

Positioned on the desirable first floor level of an attractive Victorian property, sits the related apartment which offers spacious accommodation and a wealth of period features such as original cornice coving, ceiling rose and sash windows throughout. The property briefly comprises living room with period bay window and fireplace. Modern kitchen with solid wood work surfaces, tiled flooring and various fitted appliances. Two double bedrooms and a three piece bathroom suite.

Location

Cotham Vale is located just off Hampton Road within the popular suburb of Redland. Local amenities and services are all within close proximity including the popular Chandos Road which offers an array of affluent bars, cafes and restaurants. The ever popular Whiteladies Road is also within walking distance whilst Bristol City Centre is approximately two miles away. Bristol University and the Bristol Royal Infirmary are within half a mile.

Hallway

Storage cupboard and entry phone.

Living room

18'1" x 15'5" (5.53 x 4.70)

Light and Airy living room with single glazed bay window to front, working fireplace and radiator.

Kitchen

15'11" x 7'4" (4.86 x 2.25)

Matching wall and base units, solid wood work tops, gas hob, with oven and extractor canopy, , combi boiler, plumbing for washing machine and dishwasher. Single glazed window to rear, stainless steel sink and mixer tap.

Tiled floor.

Bedroom 1

14'5" x 7'10" (4.41 x 2.40)

Single glazed sash window to front, radiator and period fireplace.

Bedroom 2

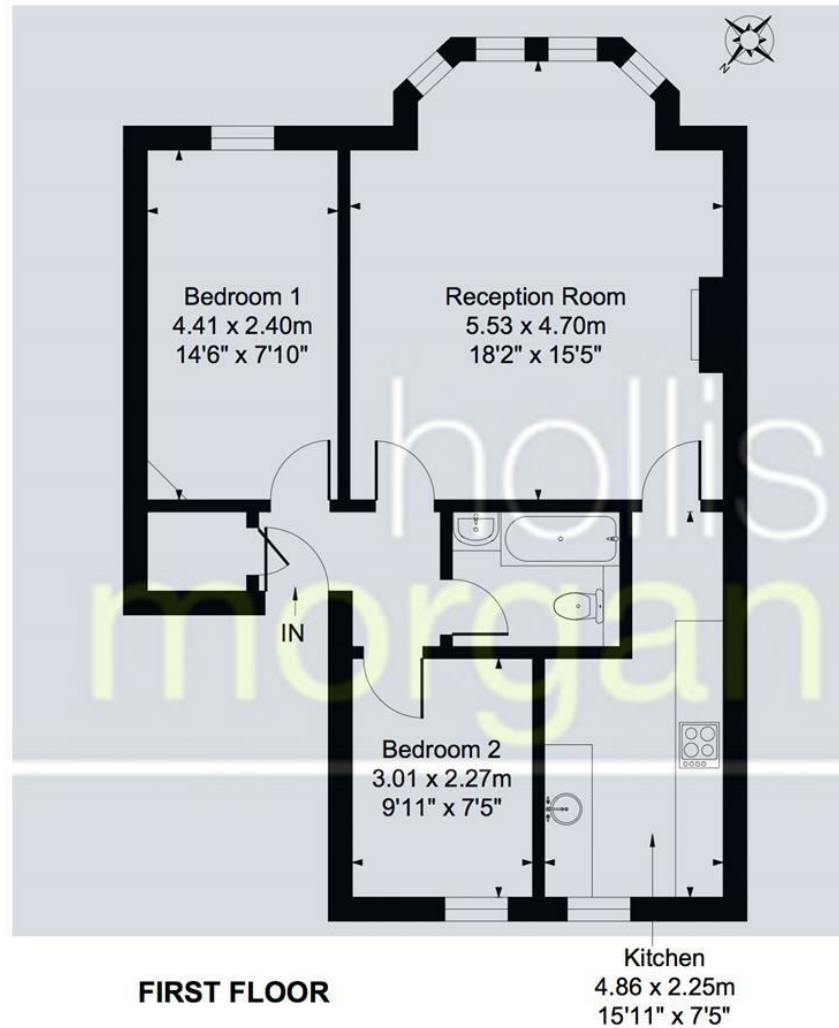
9'10" x 7'5" (3.01 x 2.27)

Sash window to rear, radiator.

Bathroom

Electric shower over bath, wash basin, ow level W. C. Tiled surrounds and flooring.





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

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	73	75	75
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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