

estate agents **auctioneers**



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.

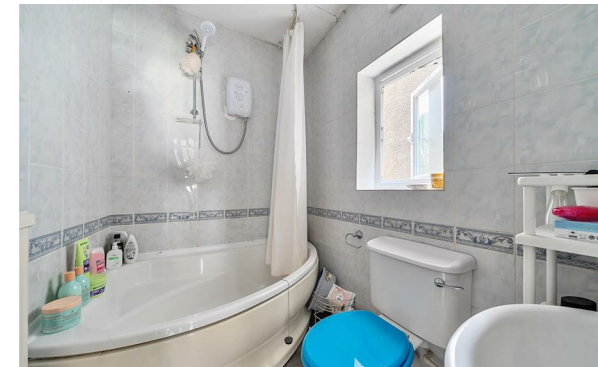
Families will appreciate the proximity to outstanding local schools, including Cotham Gardens Primary, Redland Green School, and Montpelier High School, making this an ideal home for both professionals and growing families.

#### Other Information

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

#### Please Note

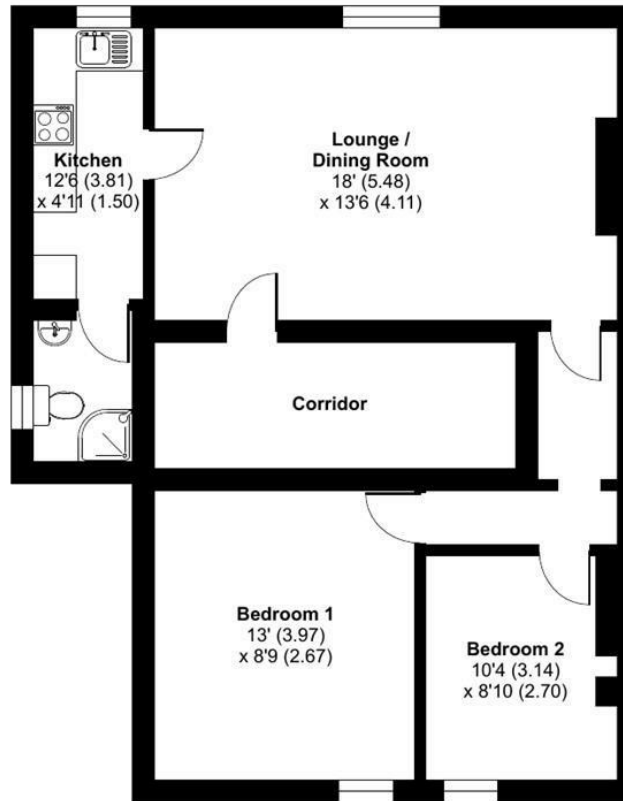
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



# 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). © n\che.com 2025. Produced for Hollis Morgan. REF: 1304102



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

hollis  
morgan

---