

estate agents **auctioneers**

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59 Trelawney Road, Cotham, Bristol, BS6 6DY

£950,000

BEST & FINAL OFFERS BY FRIDAY 18TH FEBRUARY 12PM - A stunning 2700 Sq Ft semi detached period home set over three floors with fine views, large garden, parking and integral garage. Updating required.

- Period Home
- Updating Required
- Three Floors
- Garage
- Large garden with stunning views
- Gas Central Heating
- Four Bedrooms

The Property

Homes of this size and statue are rare to the market with No 59 being no exception, whilst maintained since ownership the property is now in need of updating throughout but offers a perfect blank canvass. The accommodation all of 2776 sq ft is set over three levels with three receptions, large kitchen, entrance hall, W.C and garage making up the ground floor.

The basement offers a stunning further reception room which spans the full width of the property complete with parquet flooring throughout. The first floor provides a charming landing area with four double bedrooms and bathroom with separate W.C.

To the rear of the property is a glorious sweeping garden and balcony area which can be accessed from the upper levels and provides far reaching views over neighbouring Redland.

Location

Trelawney Road is located in the highly desirable residential suburb of Cotham. It is ideally positioned for access to Bristol University and the Bristol Royal Infirmary whilst the amenities of the City Centre, Whiteladies Road 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.

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 All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries.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.

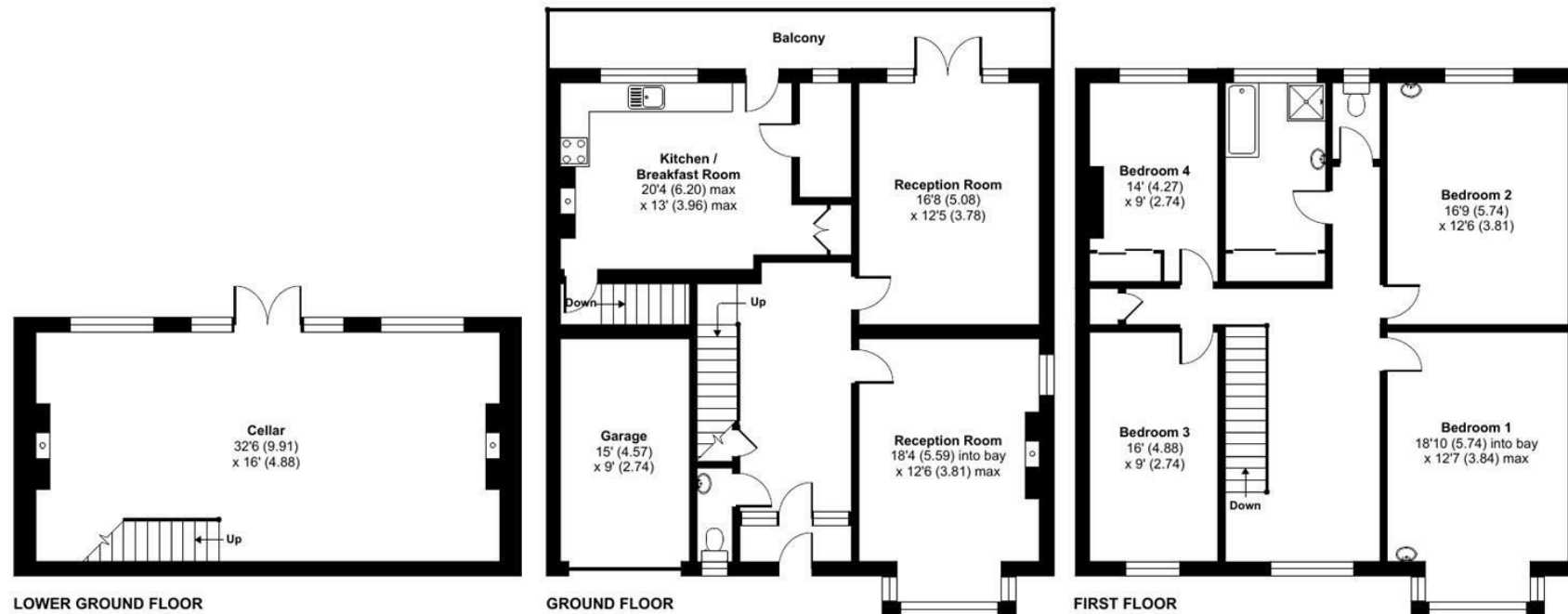




Trelawney Road, Cotham, Bristol

Approximate Area = 2776 sq ft / 257.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2021. Produced for Hollis Morgan. REF: 812804



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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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