



**MAGGS
& ALLEN**

17 ELTON LANE
BISHOPSTON, BRISTOL, BS7 8AB
£335,000



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A superb opportunity to buy a two bedroom house built in 2005 within the Elton Mews development. Set over two floors, the property comprises of a living room with direct access via double glazed French doors to the rear garden, fully fitted kitchen/dining room, cloakroom and storage/utility cupboard completing the ground floor.

Upstairs are two bedrooms, with fitted wardrobes in the master bedroom and a shower room. To the rear is a courtyard garden surrounded by landscaped communal gardens. The property is situated on a quiet road within a very short walk of Gloucester Road and its many shops and amenities. Additional benefits include bike storage.

Cotham Gardens Primary School pprox. 0.58km

The Dolphin School approx. 0.58km

Fairlawn Primary School approx. 0.79km

Location

Situated in the heart of Bishopston & within close proximity are the vast array of shops, cafes, restaurants and bistros on Gloucester Road. The road remains popular with many young families due to the excellent local school system including a number of the well-regarded state and private schools in the locality. The nearby City Centre also offers a plethora of shops, amenities, restaurants and bars. Vehicular access to the M5 and M4 motorway network is via the A4018 at junction 17 of the M5.

Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. At the traffic lights go straight onto Cranbrook Road. At the bottom, turn left onto Zetland Road and then left onto Elton Road. Turn right onto Elton Lane.

Leasehold Information

Length of Lease Remaining: approx. 979 years remaining (999 years from 01.07.2002)

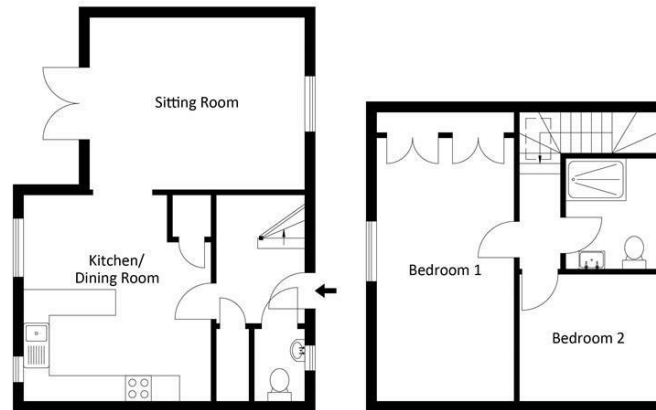
Current Service Charge: approx. £93.39 per month

Ground Rent: £100 per annum



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

Elton Lane, Bristol, BS7 8AB
Approx. Area 718.30 Sq.Ft - 66.70 Sq.M



Ground Floor

First Floor



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



- Modern 2 Bedroom Property
- Open Plan Living Space
- Great Location, Close To Gloucester Road
- Downstairs Cloakroom
- Bike Storage
- Utility Cupboard

Guide Price: £335,000

Tenure: Leasehold

Council Tax Band: C

Local Authority: Bristol City Council

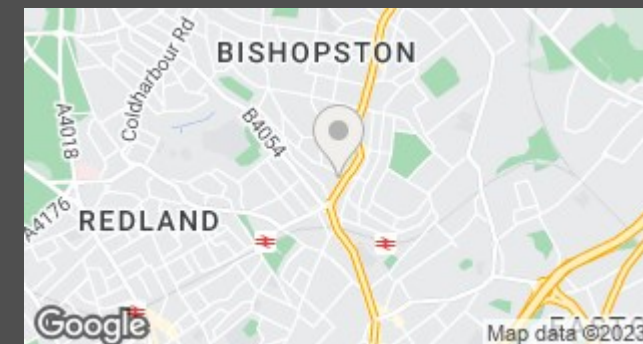
Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

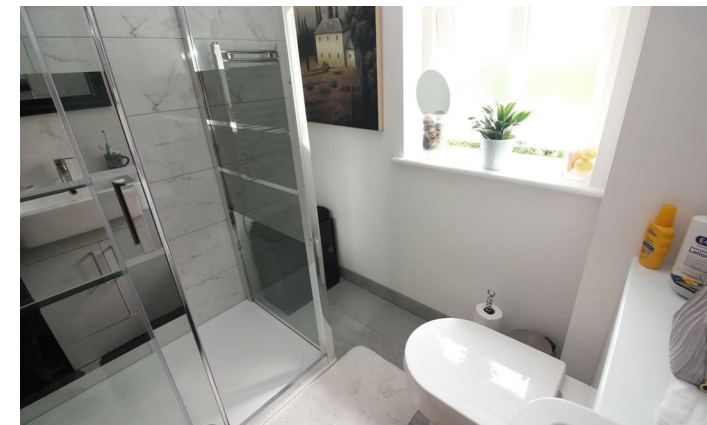
EPC: D

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact





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