

2a Thanet Road, Bedminster, Bristol , BS3 3HZ

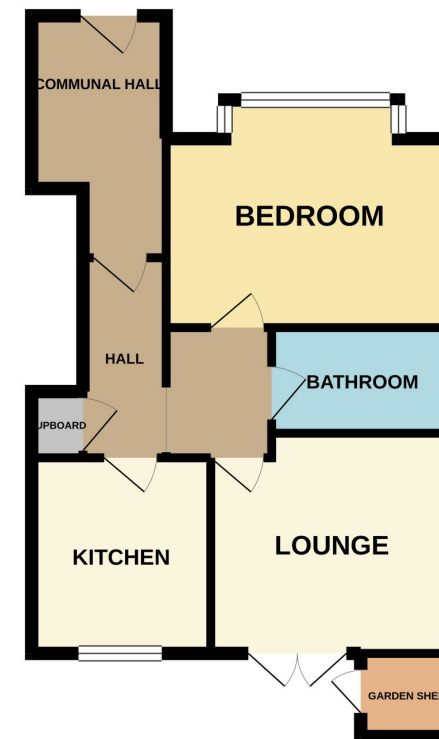


urbanlighthouse
INDEPENDENT ESTATE AGENT

- Charming garden flat
- West facing rear garden
- Additional front garden
- One bedroom
- Separate kitchen
- Entrance hall with storage

A charming ground floor garden flat in a converted period home, with delightful west facing rear garden with deck and lawn, as well as a front garden, currently with vegetable patches. The property is cosy, with a small but inviting lounge with patio doors overlooking and leading to the delightful sunny garden. This is perfect for summer evenings to best enjoy the sunshine. In addition to the lounge, is a separate fitted kitchen, double bedroom, modern white bathroom suite, and some storage. Located in the popular Chessels district.

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



Front Garden

16'6 x 15'5

5.03 x 4.7m

Communal Hall

10'2 max x 5'5

3.1 max x 1.65m

Entrance Hall (L-shaped)

8'10 max x 7'10 max

2.69 max x 2.39m max

Kitchen

8'7 x 7'11

2.62 x 2.41m

Lounge

9'8 max x 10'8

2.95 max x 3.25m

with patio doors leading to;

Rear Garden

39' max x 15' average

11.89 max x 4.57m average

Bedroom

10' into bay x 12'7

3.05 into bay x 3.84m

Bathroom

8' x 4'8

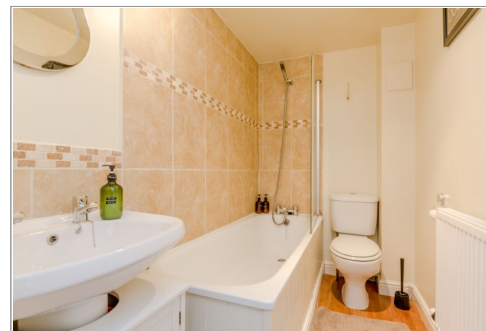
2.44 x 1.42m

Lease details

Remainder of 999 yr lease

No management company of regular charge or ground rent

Council Tax Band A



TOTAL FLOOR AREA - 462 sq.ft. (42.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2411-9251-9001-8851-1317>

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/bedminster>.