



## 47 Home Ground

, Bristol, BS9 4UD

Guide price £249,950



Welcome to this charming 1 bedroom garden flat located in the sought-after area of Home Ground Bristol. This property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The bedroom offers a cozy retreat and ideal for a good night's sleep.

Situated in a prime location. This flat is close to the vibrant high streets of Westbury on Trym and Henleaze and providing easy access to a variety of shops, cafes, bank and restaurants. Additionally being in a great school catchment area makes this property ideal for families looking to settle down.

With parking available for one vehicle convenience is at your doorstep. Whether you're looking for a comfortable home or an investment property, this flat offers endless possibilities. Don't miss out on the opportunity to own a piece of this thriving community. Contact us today to arrange a viewing and make this property your own.



Bedroom 34'3" (10.44)

A large double room with large UPVC window, carpet floor and painted wall

Bathroom 10'9" (3.3)

Large bathroom with high level large UPVC window, Tiled above the bath, extraction fan, back to wall toilet and sink

Front

1 minute walk to main road and bus stop

Garden 65'7" (20)

Approximately 65 Square feet of garden with minimum some privacy

Kitchen 21'11" (6.7)

Reasonable size kitchen with combination boiler on the side, large UPVC window and electric hob

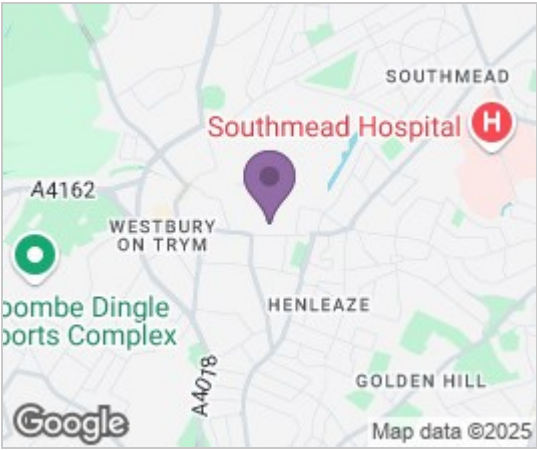
Living Room 54'9" (16.7)

Very spacious living space with 2 UPVC windows, access to wooden garden door, carpet floor

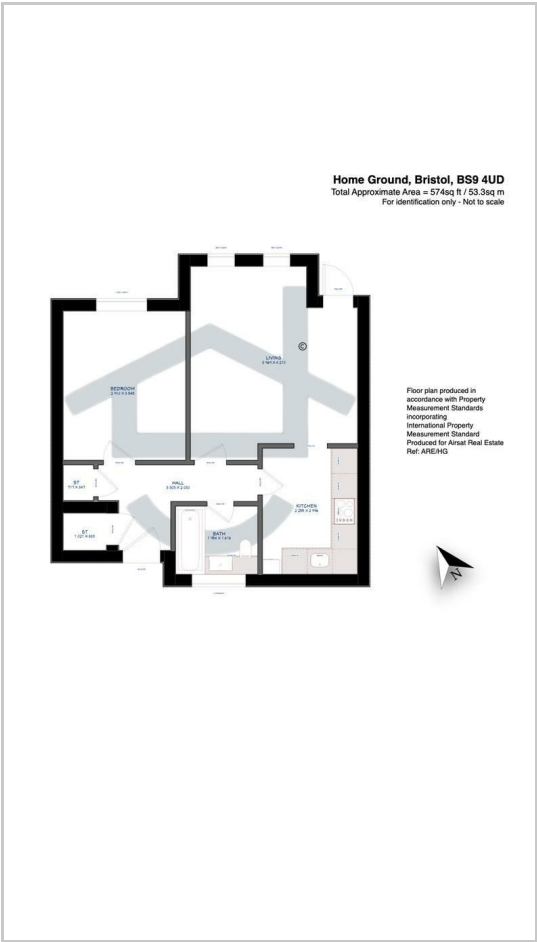
Hallway 11'5" (3.5)

Two storages located in hallway with carpet floor

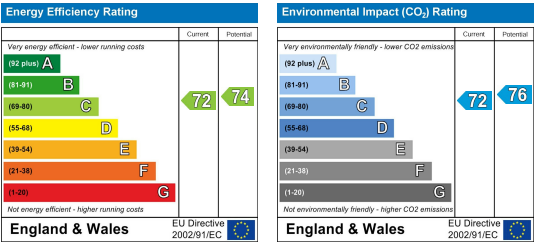
Area Map



Floor Plans



Energy Efficiency Graph



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