



21A Beckington Road, Bristol, BS3 5DZ

£235,000

- Garden Flat
- Double Bedroom
- Modern Separate Kitchen
- Private Garden
- Ideal First Time Purchase
- Private Entrance
- Light & Airy Sitting Room
- Stylish Shower Room
- Off Street Parking
- Energy Rating - C

A delightful ground-floor flat situated on the ever-popular Beckington Road in Knowle. The property is accessed via its own private front door and offers well-presented accommodation comprising a light and airy sitting room featuring a bay window, a modern white high-gloss kitchen, and a generous double bedroom overlooking the rear garden. Completing the accommodation is a stylish shower room with a walk-in double shower cubicle.

Externally, the flat benefits from its own private rear garden, providing an ideal space for entertaining friends and family during the warmer months. Further advantages include off-road parking.

Within a short distance of parks and green spaces including the beautiful Victoria Park, Redcatch Park and Community Garden, Perretts Park and Arnos Vale Cemetery, there are lots of options for an escape from the hustle & bustle of city life. The area is easily commutable with the City Centre approximately 40 minutes on foot and Temple Meads Station 30 minutes on foot. The area is also well equipped for local amenities with the Wells Road offering popular bars, cafes and restaurants such as Totterdown Canteen, Fox & West, Southside and Acapella. The Victoria Park pub is also just a short walk away and is a great spot for a Sunday lunch or a glass of wine in the garden.

Sitting Room 17'2 x 12 into bay (5.23m x 3.66m into bay)

Kitchen 8'4 x 7'3 (2.54m x 2.21m)

Bedroom 10'6 x 8'4 (3.20m x 2.54m)

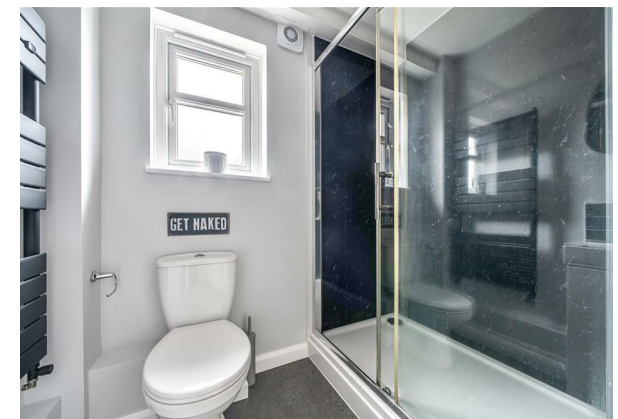
Shower Room 6'9 x 4'7 (2.06m x 1.40m)

Tenure - Share of Freehold

Lease Term - 999

Years Remaining - 985

Council Tax Band - A

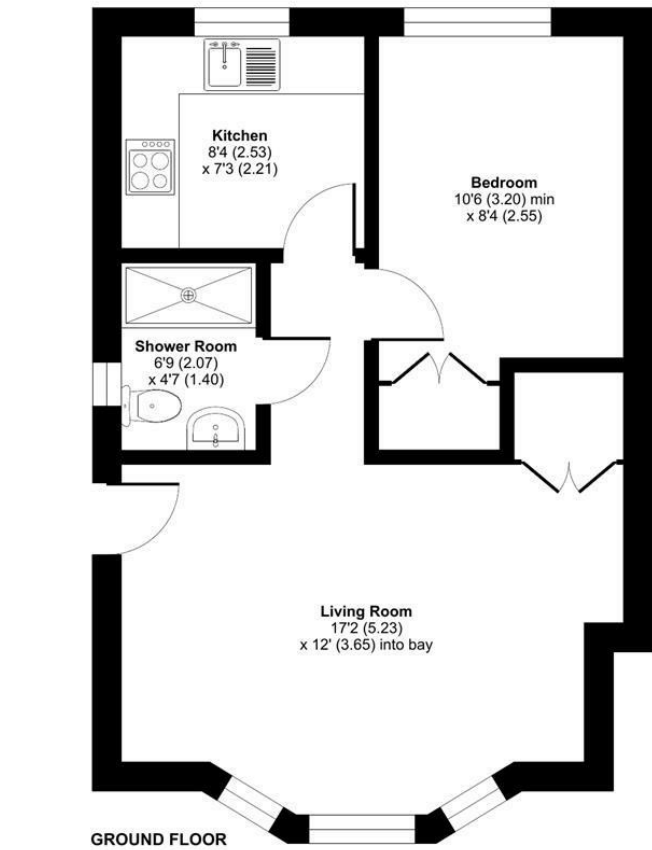




Beckington Road, Knowle, Bristol, BS3

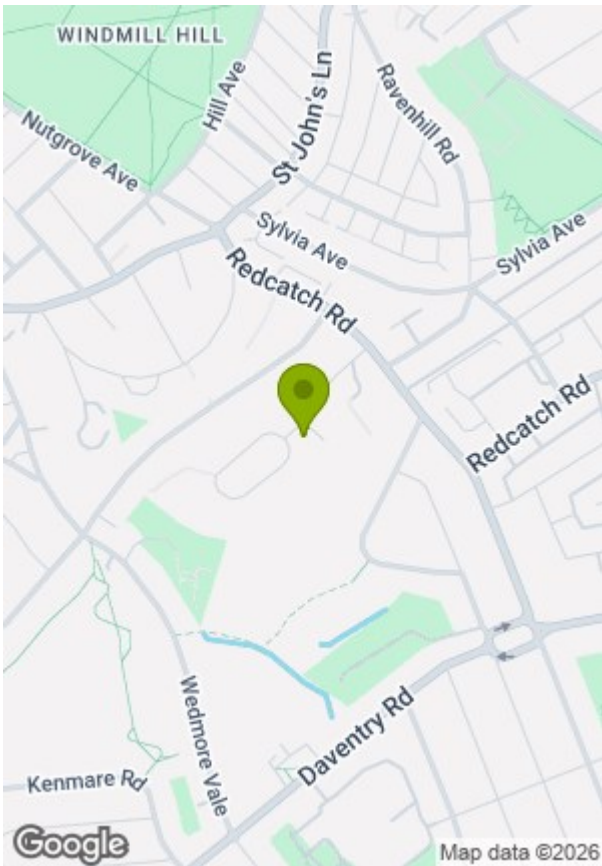
Approximate Area = 433 sq ft / 40.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1407177

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.