



"Having been a frequent traveller due to work, the proximity to Temple Meads has been invaluable, providing seamless access to transportation. However, with a recent change in my professional life, I find myself spending more time away from Bristol and have made the difficult decision to sell. This is a wonderful opportunity for someone else to enjoy this special home and all it has to offer."

This beautifully restored flat offers a unique blend of period charm and modern comfort, making it a true gem in the heart of Bristol. Purchased in 2019, every inch of this home has been carefully restored to highlight its original features. From the meticulously stripped and varnished floors to the lovingly preserved picture rails and dado rails, the property exudes character. The hallway even retains some of the original wallpaper, adding a special touch of history and charm.

This ground-floor period apartment is accessed via a communal front door. Upon entering your own private entrance, you are welcomed into a bright and inviting hallway. The cosy living room features a period fireplace and a bay-fronted window. The separate, well-equipped kitchen has space for a small dining table and offers access to the garden. The property also includes a spacious double bedroom and a generous bathroom with a shower over the bath.

Step outside and you'll find a garden oasis a peaceful retreat from city life. The garden features vegetable beds, a welcoming entertaining space, and a wild woodland area that has become home to an impressive array of wildlife, including rare birds and even a family of foxes. This tranquil outdoor space is perfect for unwinding or hosting al fresco gatherings.

The location is ideal, offering easy access to both the vibrant Bristol City Centre and Temple Meads train station, Just moments away, enjoy the local Bocabar, and local brewers, a traditional Sunday market with a great selection of fresh produce, local butchery, and much more!

Living Room 13'4" into bay x 11'6" into recess (4.07 into bay x 3.52 into recess)

Kitchen 16'8" max x 7'0" (5.09 max x 2.14)

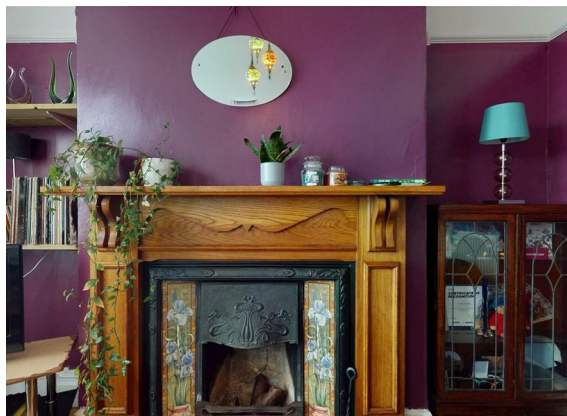
Bedroom 12'6" x 9'8" into recess (3.82 x 2.96 into recess)

Bathroom 8'4" x 7'0" (2.56 x 2.15)

Tenure -

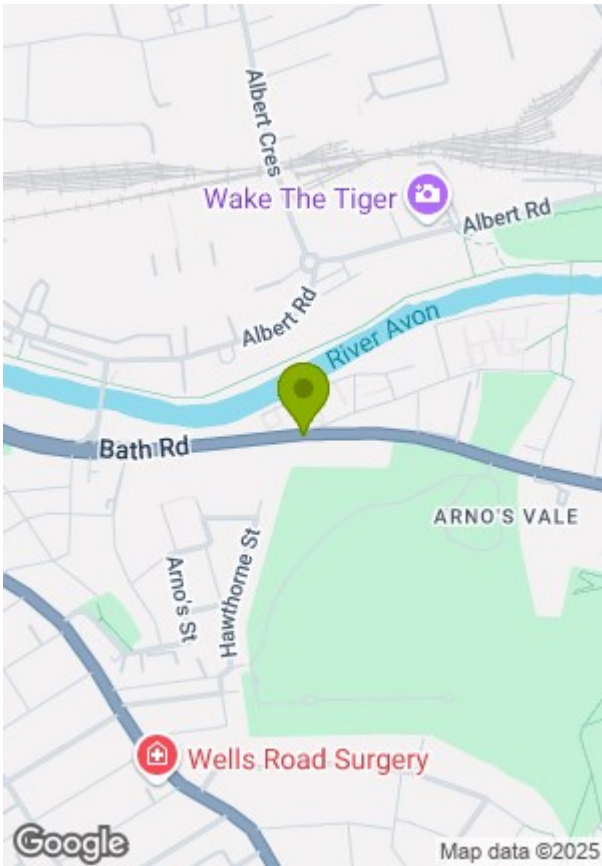
Council Tax Band - A

- Energy Rating - D
- Exceptional Garden
- UPVC Double Glazing
- Ground Floor
- NO ONWARD CHAIN
- Period Features Providing Character
- Views Over River Avon & Beyond
- South Facing Rear Garden





AWAITING
FLOORPLAN



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		75	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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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