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Gilda Parade, Whitchurch

£190,000

- **Energy Rating - D**
- **14ft X 12ft Living Room**
- **Westerly Facing Terrace At Rear**
- **No Onward Chain**
- **Three Bedroom Flat**
- **Fitted Kitchen**
- **Balcony At Front**
- **Parking For Two Cars**

This bright and surprisingly spacious three-bedroom flat offers a fantastic opportunity for first-time buyers or young professionals. Offered chain free, it combines convenience, comfort, and a touch of outdoor living, all just minutes from local shops, cafés, and bus links into Bristol city centre. For weekend adventures, Hengrove Leisure Centre, Imperial Retail Park, and the beautiful Chew Valley are all within easy reach.

The flat's private entrance immediately gives a sense of independence. Inside, a welcoming hallway with two generous storage cupboards opens up into a light-filled living room – a versatile space for relaxing, dining, or entertaining. The kitchen is well-planned, offering plenty of storage, worktop space, an integrated oven, and room for freestanding appliances – perfect for everyday cooking or whipping up something special.

There are three bedrooms – two comfortable doubles and a third ideal as a home office or nursery. The main bedroom enjoys direct access to a west-facing roof terrace, a sunny, private spot for morning coffee, evening drinks, or weekend BBQs. The bathroom has a shower over the bath, offering practical convenience alongside a little comfort.

With allocated parking included and a sunny roof terrace, this flat blends indoor and outdoor living in a way that's rare to find in this area. Offered chain free, it's ready to move into and make your own.

Living Room 14'4" x 12'5" (4.37 x 3.81)

Kitchen 8'3" x 8'0" (2.53 x 2.44)

Bedroom One 12'5" x 9'6" (3.81 x 2.92)

Bedroom Two 11'0" x 10'5" (3.37 x 3.2)

Bedroom Three 11'10" x 8'4" (3.62 x 2.55)

Bathroom 6'9" x 5'4" (2.07 x 1.63)

Terrace 19'9" x 14'9" (6.03 x 4.50)

Balcony 23'11" x 4'9" (7.30 x 1.46)

Council Tax - Band A

Tenure Status - Leasehold
Ground Rent - £150 a year
Service charge - £263.42 a year
Years remaining - 125 years
















R. DAVIES & SON
FUNERAL DIRECTORS
FAMILY SHOPPER

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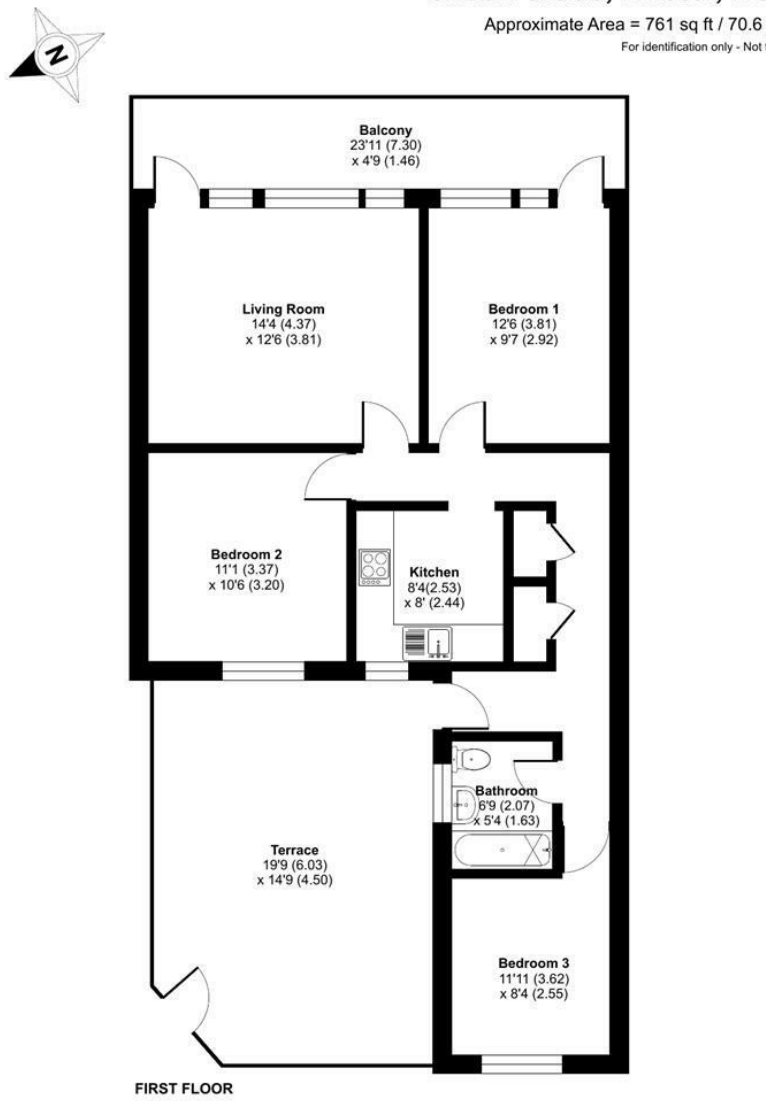
Gilda Parade, Bristol, BS14

Approximate Area = 761 sq ft / 70.6 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). ©nichecom 2025. Produced for Greenwoods Property Centre. REF: 1392938

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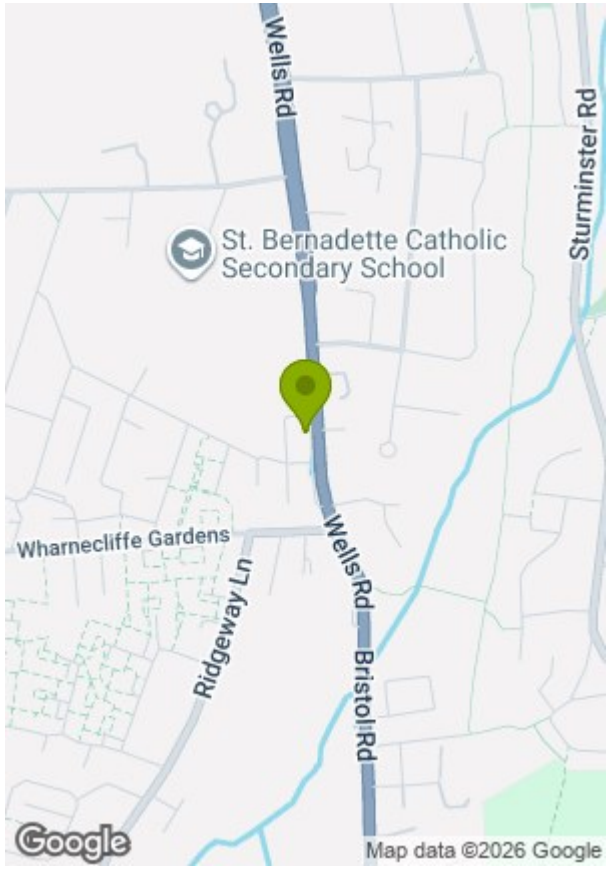

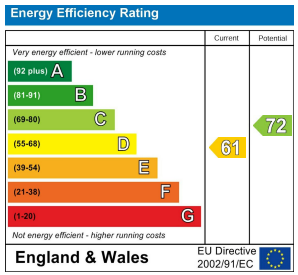

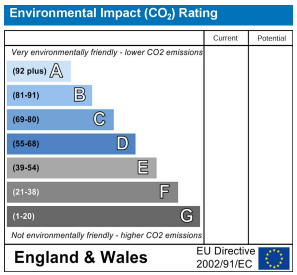

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