



1 Clatworthy Drive, Bristol , BS14 9RU

£200,000

- No Onward Chain
- Kitchen with Integrated Appliances
- Three Piece Bathroom with Shower
- Built in Storage Cupboards
- Two Double Bedrooms
- Fitted Wardrobes
- Allocated Parking Space
- Gas Central Heating

Brought to the market with NO ONWARD CHAIN this two double bedroom property is ready for it's new owner. Situated on Clatworthy Drive this home offers a brilliant opportunity for first time buyers, investors or downsizers alike.

Located on the top floor the property comprises two double bedrooms each with useful built in storage.

The heart of the home is the extensive living space that opens out into the kitchen area, benefitting integrated appliances, oven and four-ring gas hob.

A generous bathroom with modern white three-piece is complete with tiles to shoulder height throughout.

Further highlights include UPVC double glazing, gas central heating, a secure entry phone system, and an allocated parking space.

Claworthy Drive enjoys easy access to a wide range of local amenities, including shops, schools, bus routes, and the ever-popular Hengrove Park, perfect for recreation and leisure.

Living Room 16'6" x 12'2" (5.05 x 3.73)

Kitchen 10'1" x 7'3" (3.08 x 2.22)

Bedroom One 14'0" x 8'3" (4.27 x 2.53)

Bedroom Two 11'0" x 10'4" (3.36 x 3.16)

Bathroom 10'3" x 5'5" (3.14 x 1.66)

Tenure - Leasehold

No Onward Chain

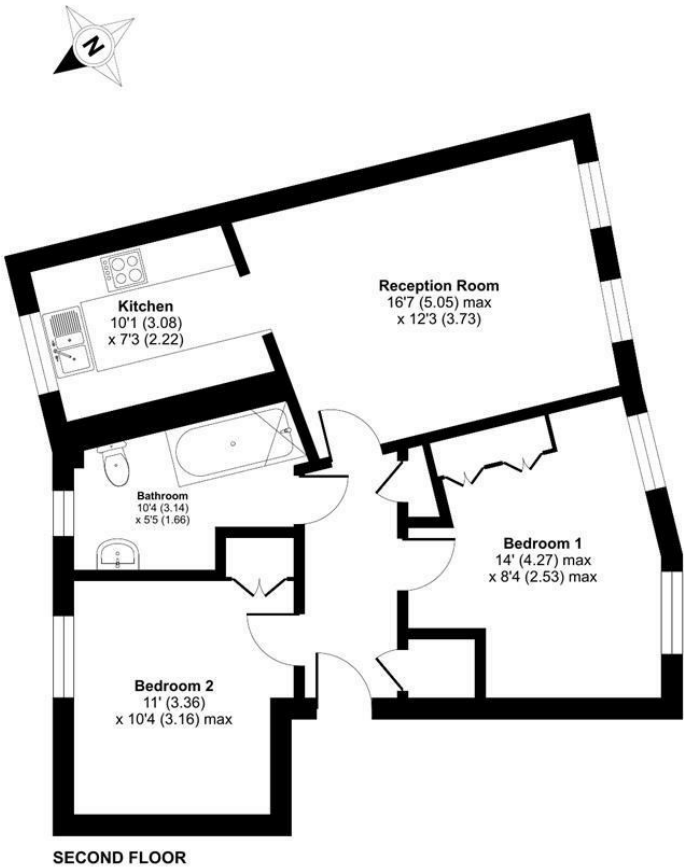
Allocated Parking





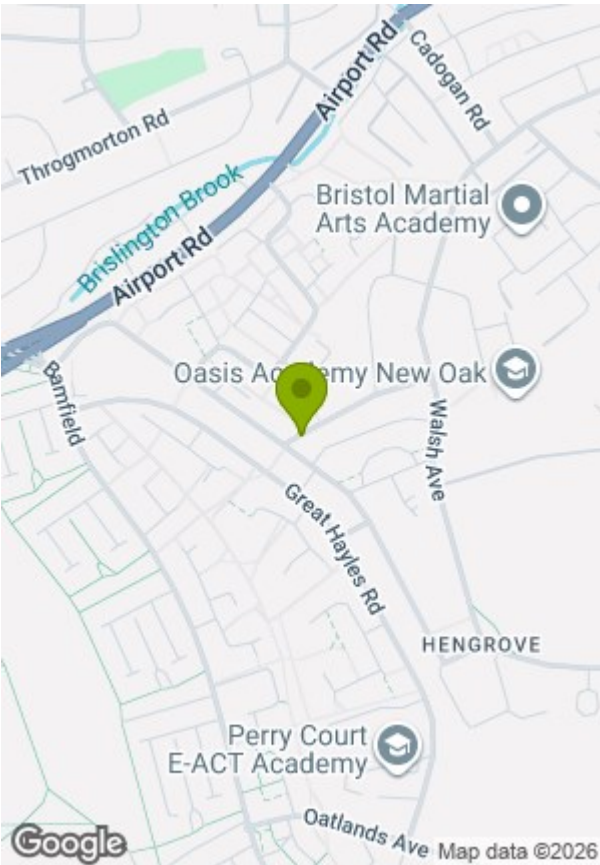
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Approximate Area = 677 sq ft / 62.8 sq m
For identification only - Not to scale



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: 1372504

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	81
EU Directive 2002/91/EC		

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

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