



Fortfield Road, Whitchurch

£180,000

- Energy Rating - TBC
- 12ft Lounge
- One Double Bedroom
- No Onward Chain
- First Floor Flat
- Fitted Kitchen
- Bathroom
- Off Street Parking

Greenwoods are delighted to offer to the market, with no onward chain, this beautifully presented first floor flat boasting its own private entrance.

Finished to a high standard throughout, the accommodation comprises an inviting entrance hallway with stairs rising to the first floor, a bright and spacious 12ft lounge, a separate modern fitted kitchen, a generous double bedroom, and a stylish bathroom with shower over the bath.

Further benefits include uPVC double glazing, gas central heating powered by a Worcester combination boiler, and the added convenience of off-street parking.

Ideally located close to a range of local amenities, this property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Lounge 12'0 x 11'06 (3.66m x 3.51m)

Kitchen 7'11 x 7'11 (2.41m x 2.41m)

Bedroom One 11'05 x 10'11 (3.48m x 3.33m)

Bathroom 6'04 x 5'06 (1.93m x 1.68m)

Tenure Status - Leasehold

999 year lease with 991 years remaining

No ground rent and no service charge

Council Tax - Band A





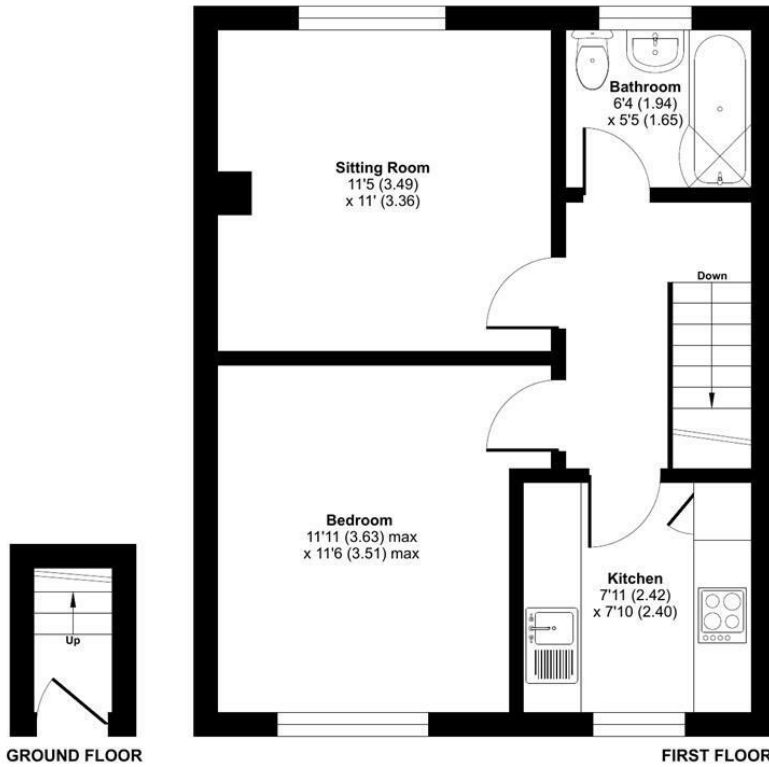




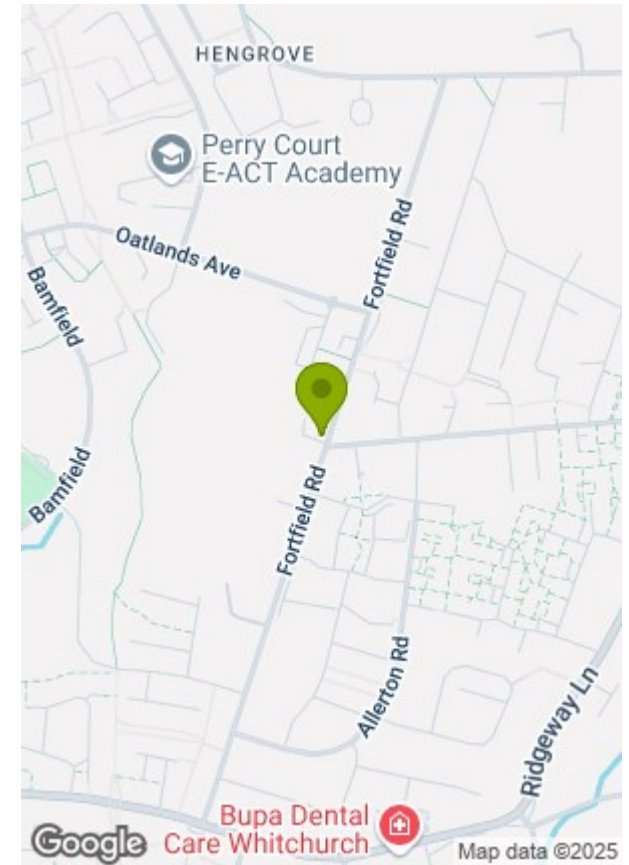


## Fortfield Road, Bristol, BS14

Approximate Area = 442 sq ft / 41 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. GREENWOODS SALES · LETTINGS · COMMERCIAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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