



£299,950

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## 95B Bishop Road Bishopston, Bristol, BS7 8LX

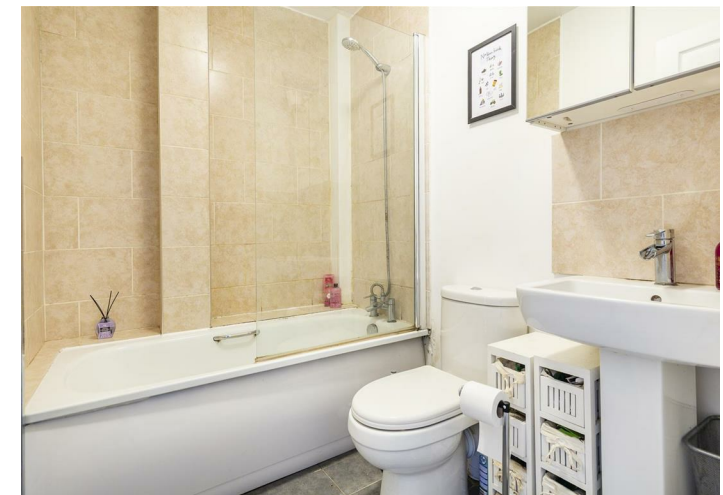
A stylish, recently converted period two double bedroom ground floor flat complete with a decked courtyard garden situated in the heart of Bishopston on Bishop Road.

Accommodation comprises; Main entrance that leads into a communal hallway. The front door to the flat leads onto a hallway which includes a storage cupboard and area under the staircase. At the front of the property is the first of two double bedrooms which features double glazed bay window and period features. Adjacent is the bathroom which has been fitted with a modern white suite, heated towel rail and has been finished using contemporary floor to ceiling tiles. The second double bedroom is light and bright and benefits from a large double glazed window overlooking the rear courtyard. At the end of the hall is a impressive, open plan living/ kitchen room which has been tastefully fitted with modern wall and base units and solid oak worktops, the kitchen has been further enhanced with a range of integrated appliances, white metro tiled splash blacks and two large Velux windows allowing natural light to flood in.

A decked rear courtyard can be accessed



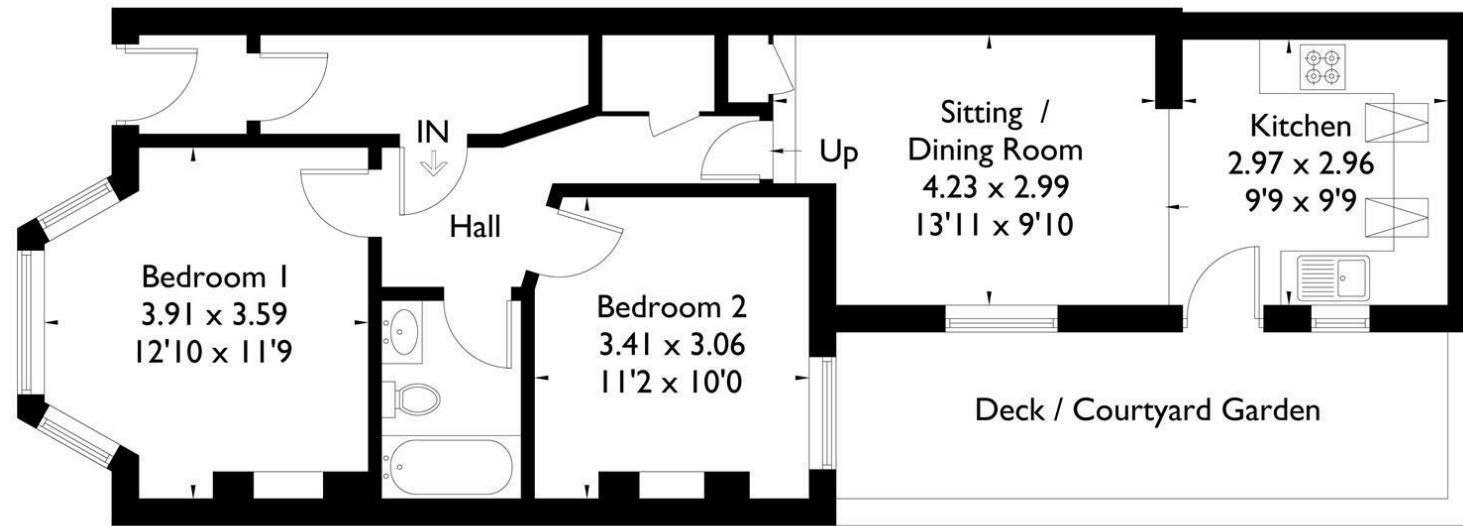
directly off the kitchen/living space and completes the accommodation. The property is conveniently located with Gloucester Road and all of its local amenities a short walk away and Bishop Road Primary literally steps away.







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Approximate Gross Internal Area = 55.9 sq m / 602 sq ft



## Ground Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-91) <b>B</b>
(69-80) <b>C</b>	75	76	(49-80) <b>C</b>
(55-68) <b>D</b>			(35-68) <b>D</b>
(39-54) <b>E</b>			(19-54) <b>E</b>
(21-38) <b>F</b>			(11-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			

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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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