



£355,000

4b Logan Road, Bishopston, Bristol, BS7 8DT

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## 4b Logan Road Bishopston, Bristol, BS7 8DT

A spacious two-bedroom upper-floor maisonette within an impressive Victorian semi-detached property sold with no onward chain.

The well-appointed property is located on one of Bishopston's most sought-after roads due to its proximity to the plethora of shops, bars, and restaurants along Gloucester Road, access to transport links, and is within the APR of both Bishop Road and Redland Green Schools.

A pathway leads up to a communal entrance vestibule at the side of the property. There is a main door into the building, and stairs rise to the private flat entrance on the first floor. Once inside, doors lead to the lounge/diner and a bedroom. Stairs rise to an additional bedroom and a bathroom with a utility cupboard.

The 5m x 5m lounge/diner features three sash windows overlooking the rear of the property. The kitchen has a window to the side elevation and modern units incorporating a gas hob/electric oven, inset stainless steel sink and drainer, and space for free-standing appliances.





Bedroom two completes this floor, with plenty of space for a double bed, bedroom furniture, and a sash window overlooking the rear.

Bedroom one on the second floor is an impressive 7m long and has stripped wooden floorboards, exposed beams, and two dormer windows.

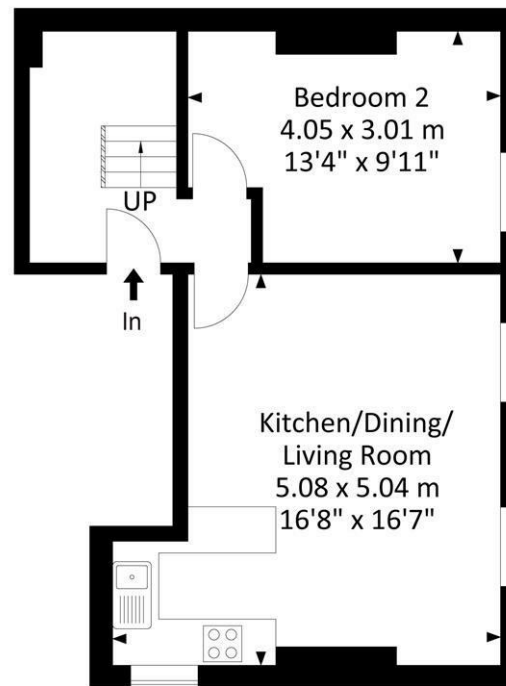
The bathroom is fitted with a white suite comprising a panelled bath, wash hand basin, skylight window, and a door to a utility cupboard with plumbing for a washing machine.



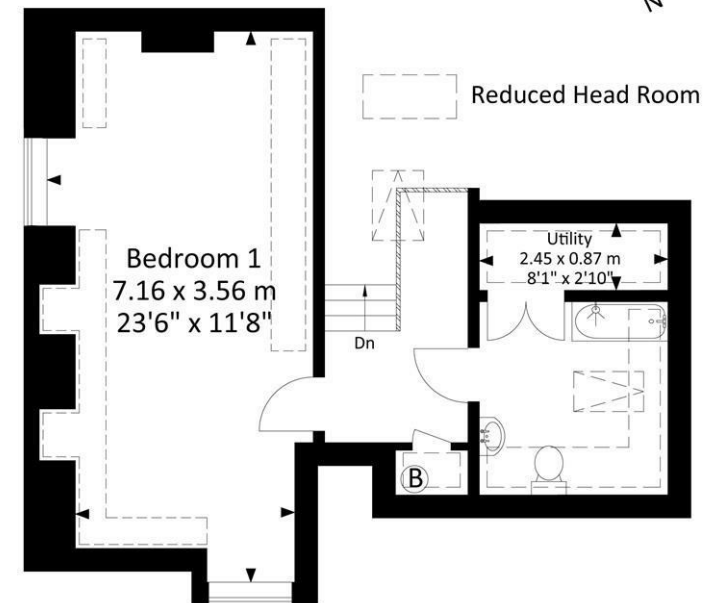


## 4B Logan Road, Bishopston, Bristol, BS7 8DT

Approx. Gross Internal Area 869.50 Sq.Ft - 80.78 Sq.M



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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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>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <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