



£300,000

46 Archfield Road, Cotham, Bristol, BS6 6BQ

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Positioned on the raised ground floor of an attractive Victorian townhouse, this one-bedroom flat is thoughtfully arranged and benefits from a private section of rear garden. The principal living spaces face the front, with large sash windows drawing in light.

The layout centres around a hallway that connects all rooms. The main living space is generously proportioned, with high ceilings, period cornice detail and a wide bay window with stained glass, forming a focal point at the front of the property.

The kitchen is open to the rear of the living area and shares the bay window light. It is fitted with shaker-style cabinetry providing plenty of storage. Appliances include a gas hob, oven and integrated dishwasher. There is also space for a washing machine.

A double bedroom sits adjacent to the living room, also facing the front, with an original sash window featuring stained glass top lights. Making the most of the high ceiling, the room benefits from a mezzanine sleeping platform, with bespoke storage and a built-in wardrobe



beneath. There is space for a workspace at the end of the room in front of the window.

At the rear of the flat, a tiled bathroom with a shower over bath, toilet and washbasin completes the internal accommodation.

The garden is accessed externally via a path leading down the side of the building from the main entrance. The private section belonging to the flat offers a sunny spot to unwind and is surrounded by the greenery of the neighbouring gardens. There is a paved area perfect for outdoor dining, a lawned area and a useful storage shed.

Archfield Road is a tree-lined residential street in the heart of Cotham, known for its Victorian villas, quiet atmosphere, and excellent access to Bristol's independent neighbourhoods.

Nearby Cotham Hill, Whiteladies Road, Chandos Road and Gloucester Road are to hand with a selection of independent shops, cafes and well-regarded dining options.

Redland train station is within easy walking distance, providing quick links to Temple Meads.





Flat 1, 46 Archfield Road, Bristol, BS6 6BQ

Approximate Gross Internal Area = 46.83 sq m / 504.07 sq ft

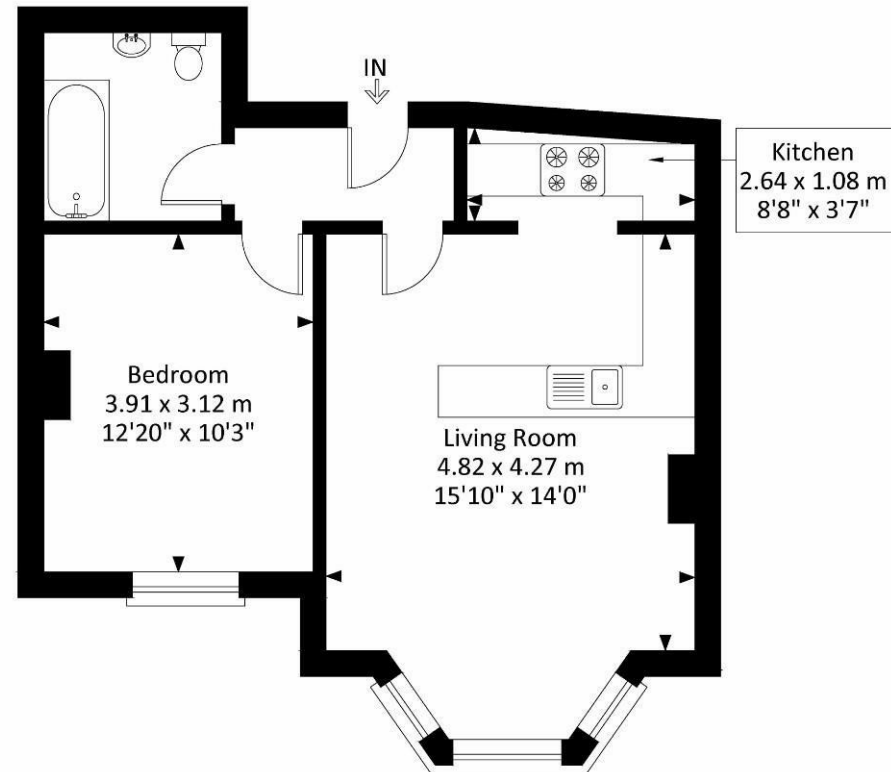
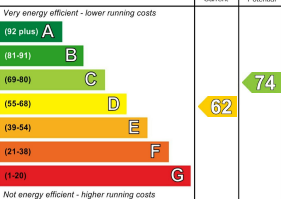
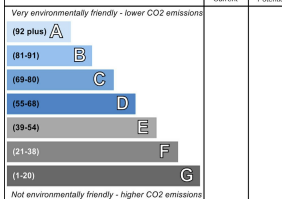


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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