



£500,000

51 Cotham Road, Cotham, Bristol, BS6 6DN

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## 51 Cotham Road Cotham, Bristol, BS6 6DN

Set within a handsome Victorian building, this beautifully maintained flat combines generous proportions with period charm, and has the rare benefit of a private garage.

A pathway leads through the well-kept front garden to the shared entrance, where an ornate ironwork veranda frames the doorway and sets the tone for the character within.

Inside the flat, the hallway provides access to all rooms and includes a built-in cupboard, ideal for tidying away shoes, bags or household essentials. Elegant period cornicing adds interest overhead, while wooden flooring leads the way into the living spaces.

At the front of the home, the spacious living room is flooded with natural light thanks to expansive sash windows. High ceilings and a pretty ceiling rose give a sense of grandeur, while the gas fireplace offers a cosy focal point for winter evenings. There's ample room here to create both relaxing and dining areas, making it a versatile space for everyday living and entertaining alike.

The adjacent kitchen offers a lovely spot to enjoy morning coffee by the sash window. Fitted cabinetry provides storage while leaving plenty of room for freestanding appliances, and the walk-in pantry is a welcome addition for those who enjoy cooking or simply need a bit of extra space.

The generous principal bedroom features soft carpeting underfoot, built-in wardrobes, and another sash window bringing in plenty of light. An en suite with shower and w/c is a useful addition. The second bedroom, also well-sized, is currently set up as a home office but easily accommodates a double bed and storage furniture.





The main bathroom includes a shower-over-bath configuration, with modern pale blue tiles, a heated towel rail, and a vanity unit for useful storage.

Completing the home is the private garage, accessed via the lane behind, ideal for off-street parking or additional storage. The roof of the home has recently been replaced, offering peace of mind for years to come.

Perfectly positioned just a short stroll from Cotham School and within easy reach of Gloucester Road, Whiteladies Road, and the city centre, this is a beautifully presented home in a popular location.







# 51 Cotham Road, Bristol, BS6 5TZ

Approximate Gross Internal Area = 97.53 sq m / 1049.80 sq ft

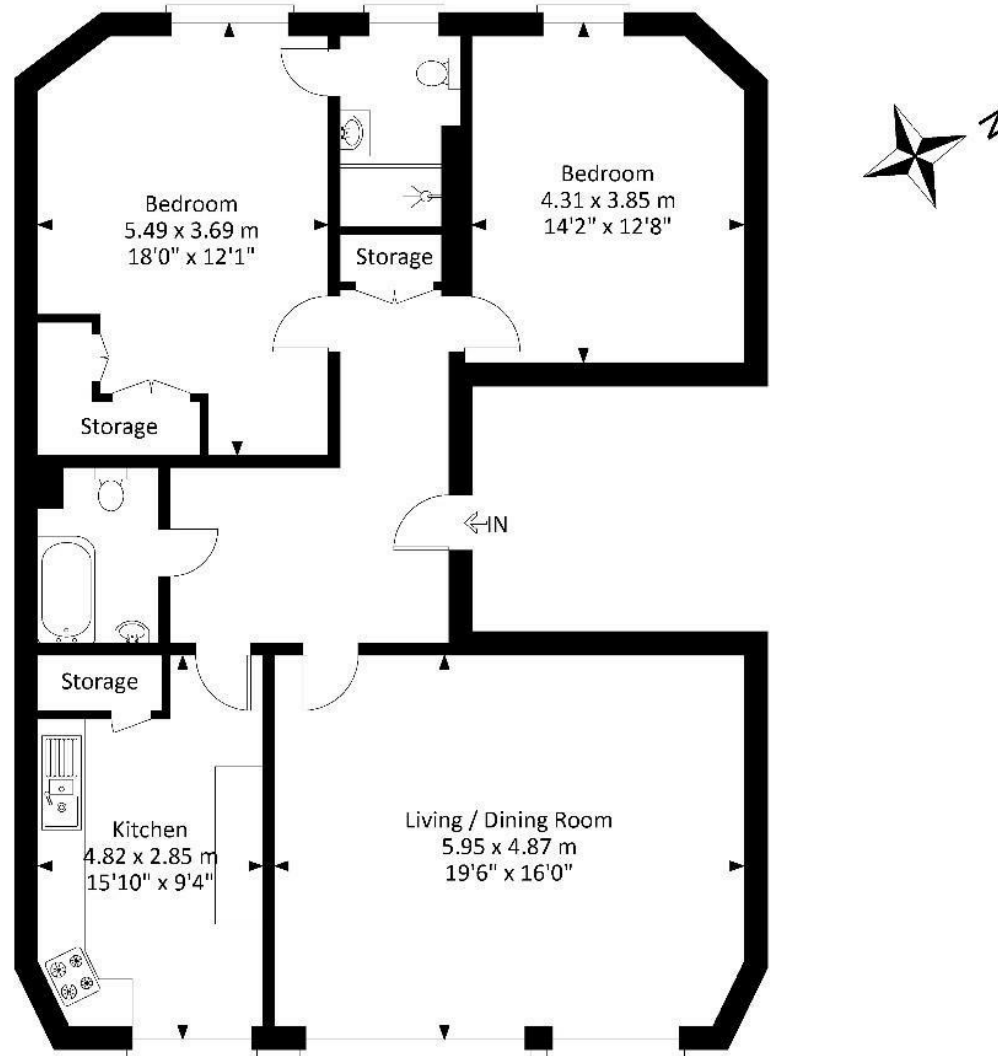


Illustration for identification purposes only, measurements and approximate, not to scale.

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 82        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 70      |           |
| (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                     |         |           |
| England & Wales 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 |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |





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