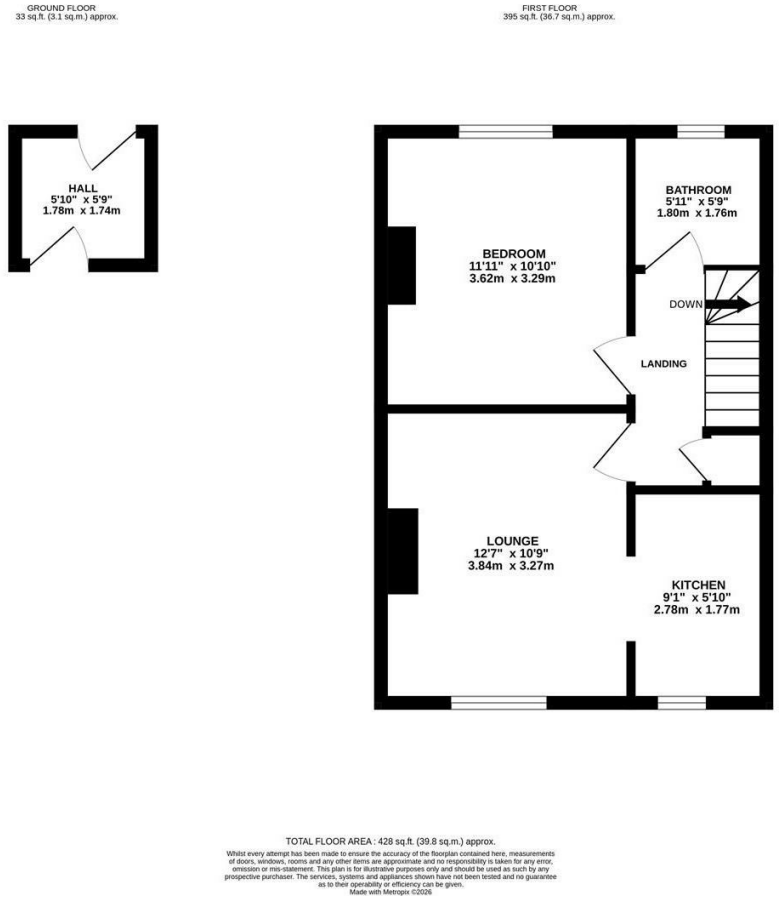
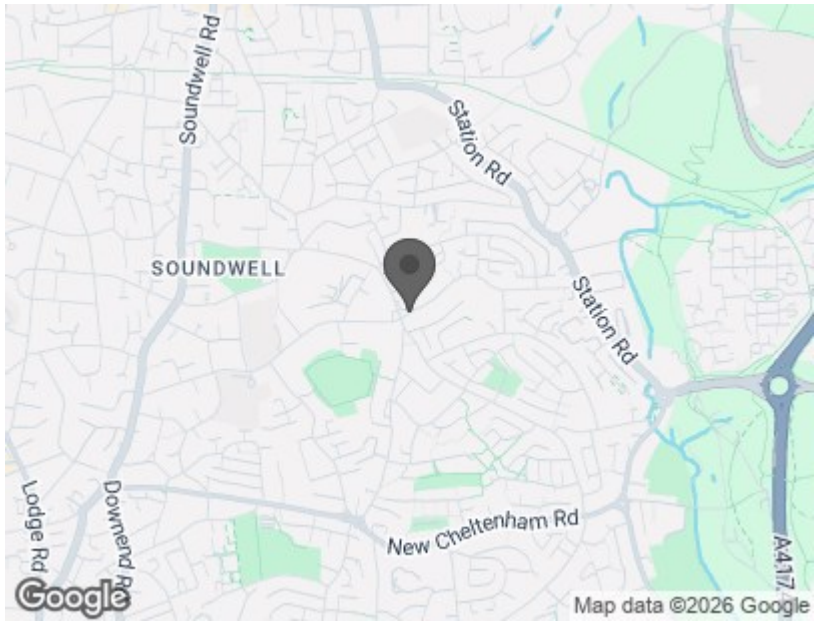
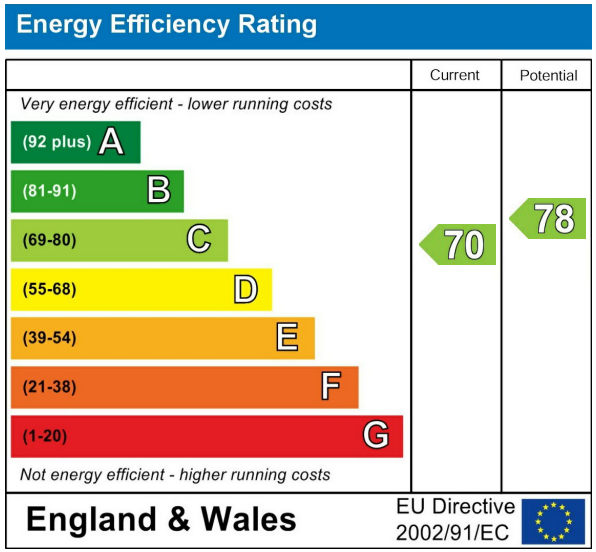
FLOOR PLAN



AREA MAP





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



CHIPHOUSE ROAD

KINGSWOOD, BRISTOL, BS15 4TR

ASKING PRICE £167,500

1 1 1 C













GROUND FLOOR

Entrance Hall
5'10 x 5'9

FIRST FLOOR

Landing

Lounge
12'7" x 10'8"

Kitchen
9'1" x 5'9"

Bedroom
11'10" x 10'9"

Bathroom
5'10" x 5'9"

OUTSIDE

Off Street Parking x 1

NO ONWARD CHAIN

M Coleman Estate Agents are delighted to present this well-appointed one-bedroom first floor flat, perfectly positioned equidistant between the vibrant centres of Staple Hill and Kingswood. Both locations offer an excellent choice of local shops, supermarkets, cafés, bars and eateries ensuring everyday convenience. Enjoying its own private entrance and the rare advantage of an allocated off-street parking space, the property offers a welcoming sense of independence. The ground floor lobby a great space to store coats and shoes; laid to an original mosaic tiled floor, stairs lead to the first floor landing. The light-filled living area features a double-glazed window to the front elevation, creating a bright and airy lounge that effortlessly opens into the fitted kitchen. Here you'll find a range of light wood-effect wall and base units, built-in oven, hob and extractor, plus space for an under-counter fridge and plumbing for a washing machine. The double bedroom is generous in size with a large window overlooking the rear and with far reaching views towards the hills of Lansdown and Bath. A stylish three-piece bathroom with shower attachment over the bath, a useful storage cupboard on the landing houses the gas-fired combination boiler and completes the accommodation.

Beautifully presented throughout and offered with a long lease, this appealing home represents an ideal opportunity for first-time buyers, investors or those seeking to downsize.











