



73 Springfield Road, BS6 5SW

Cotham



A superb and well presented two bedroom garden flat located on a popular residential road within easy walking distance of Gloucester Road, the city centre and Whiteladies Road.

Redland and Montpelier train stations are close by and offer direct links to Bristol Temple Meads.

The accommodation is well laid out and the flat has a well-balanced feel.

The private rear garden is accessed directly from the kitchen and offers a welcoming and tranquil setting.

There is also a private courtyard to the front with several undercroft storage units.

- Attractive 2 double bedroom flat with private rear garden
- Own private entrance
- Use of good size storage vaults, excellent for bikes and other large items
- Hugely convenient location with so many fantastic amenities on the doorstep
- Tenure - Leasehold
- Energy rating - C
- Circa 721 sqft



## Accommodation

### Living Room

A fantastic size living room with a large bay window with original working shutters that looks out on to the garden. A log burner sits within the chimney breast and is a lovely focal point of the room. A good size dining table also fits in the space comfortably.

### Kitchen

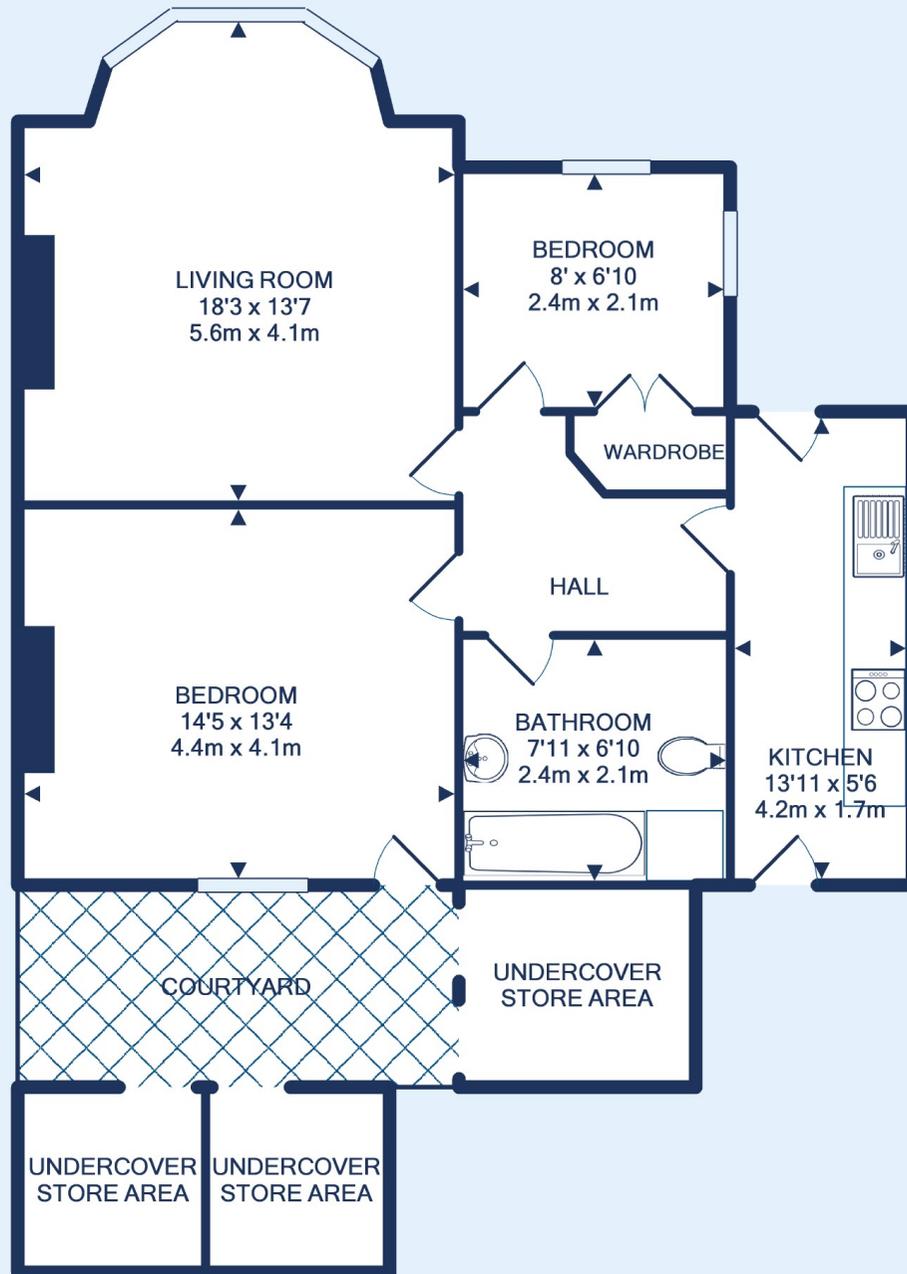
The kitchen is separate from the living area and is fitted with ample base and wall units for storage. A door at the far end provides direct access out to the nice size garden.

### The Bedrooms

The main bedroom is a superb size double with two double wardrobes that are built in on either side of the bed. Floor to ceiling French doors open out to the private front courtyard. The second bedroom, although not huge, works perfectly as a guest room, nursery or as a home office.

### Bathroom

A well appointed bathroom, fitted with a modern three piece white suite with a shower over the bath.





## Cotham - Offers in excess of £325,000

### 2 Bed Garden flat

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



#### Clifton Branch

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