



Connells

Gatcombe Road
Bristol

Gatcombe Road
Bristol BS13 9RG

for sale offers in excess of
£170,000



Property Description

Set within a quiet residential cul-de-sac in BS13, this first-floor flat offers a straightforward, well-proportioned layout and a great opportunity for someone looking to make a home their own. With two bedrooms, a bright living room and a separate kitchen, the space is practical as it stands and lends itself naturally to updating, reorganising and personalising over time.

The living room enjoys a rear aspect with a double-glazed window bringing in good natural light, while the separate kitchen provides a functional footprint with clear scope for future improvement. Both bedrooms offer flexibility for sleeping, working or storage, and the bathroom benefits from a rear-facing window for ventilation.

Outside, the building sits within maintained communal grounds with lawned areas and pathways, giving the setting a pleasant, open feel. Local shops, bus routes and amenities are all within easy reach, making this a convenient base for day-to-day living.

For first-time buyers, this flat represents a chance to secure a property with solid fundamentals and the freedom to shape it gradually to suit their own style.

Entrance Hallway

A central hall connecting all rooms and providing a practical flow through the flat.

Living Room

13' 7" x 9' 3" (4.14m x 2.82m)
A bright main living space with a rear-facing double-glazed window. The room comfortably accommodates seating, media and workspace

zones, showing its versatility. Its rectangular shape makes it easy to re-imagine with new décor or furniture arrangements.

Kitchen

10' 3" x 6' (3.12m x 1.83m)
A semi-separate kitchen with a front-facing double-glazed window. The layout provides good potential for reorganisation or a future refit, with space for cabinetry, appliances and work surfaces to be arranged to suit modern needs.

Bedroom One

11' 3" x 8' 11" (3.43m x 2.72m)
A well-proportioned main bedroom with a rear-facing double-glazed window. The room offers space for a double bed and storage, with a simple footprint that lends itself to refreshing and personalising.

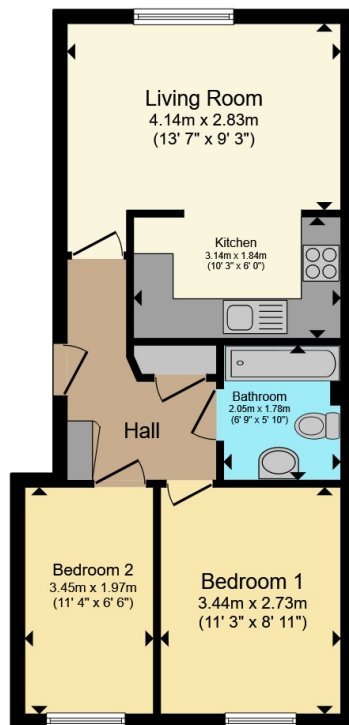
Bedroom Two

11' 4" x 6' 6" (3.45m x 1.98m)
A second bedroom with a front-facing double-glazed window. Ideal as a child's room, guest room or study.

Bathroom

A functional bathroom with a rear-facing double-glazed window providing natural light and ventilation. Fitted with a bath, WC and basin, with clear potential for a future refresh.





Total floor area 45.5 m² (490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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