



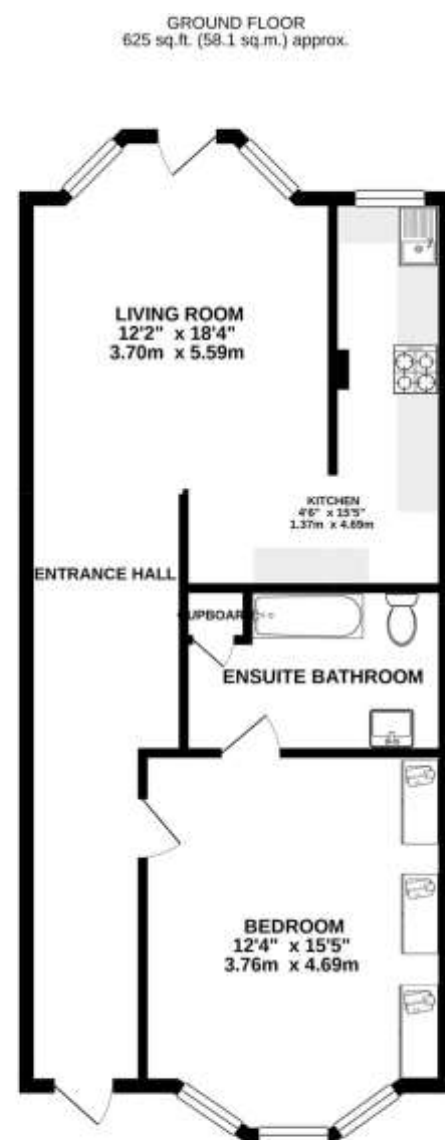
Garden Flat, 13 Hampton Road, Redland, Bristol, BS6 6HW

£280,000



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

A delightful garden apartment situated in the heart of Redland, one of Bristol's most desirable suburbs. Located on Hampton Road, this garden level apartment is the ideal choice for buyers looking to live close to the nearby hospitals, university campus or the bars and restaurants located on Clifton's popular Whiteladies Road. Offering its own front door and a delightful south west facing rear garden, this property is the perfect choice for investors or professionals looking to buy a one bedroom apartment to either rent out or live in. On entering, the open plan hallway provides the ideal space for those needing a place to work, while the bay fronted living room and kitchen / breakfast room are both located at the rear of the building and take full advantage of the sunny rear aspect and outlook towards the private patio garden. The double bedroom is located at the front of the property and offers ample wardrobe storage together with access to the bathroom. Offered to market with no onward chain, an early inspection is a must. Contact CJ Hole Clifton now to book your appointment to view.



TOTAL FLOOR AREA: 625 sq. ft. (58.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
Made with Housplan 0.0202

Entrance

Step access at pavement level to the front of the property lead down to the front courtyard, covered access to the secure UPVC obscured glazed entrance door which leads to entrance hall.

Entrance Hall

1.87m x 0.38m (6'2" x 1'3") (to maximum points, into recess)

Solid stripped oak flooring, built-in storage cupboard housing electrical consumer unit, single panel radiator, seven recessed ceiling spotlights, recess providing ideal space for study office desk, archway to living room.

Living Room

5.59m x 3.70m (18'4" x 12'2") (to maximum points, into bay)

UPVC double glazed door providing access to the private enclosed rear garden, two sash windows, two double radiators, nine recessed ceiling spotlights, wall mounted central heating thermostat, television point, solid stripped oak flooring, open plan to kitchen breakfast area.

Breakfast Area

3.48m x 1.36m (11'5" x 4'6") (to maximum points)
Ceramic tiled flooring, single panel radiator, fitted breakfast bar with space for two/three seats, two recessed ceiling spotlights, open plan to kitchen.

Kitchen

4.72m x 1.4m (15'6" x 4'7")
Single glazed window to rear aspect, re-fitted with a range of cream fronted base and eye level cupboards, integrated electric double oven, four-ring gas hob, stainless steel twin bowl single drainer corner sink unit with mixer tap over, plumbing for automatic washing machine, space for upright fridge freezer, tiled splashbacks, concealed wall mounted Worcester gas combination boiler serving domestic central heating and hot water, continuation of ceramic tiled flooring, three recessed ceiling spotlights, three additional downlighters.

Bedroom

4.69m x 3.76m (15'5" x 12'4") (to maximum points, into bay)
Bay comprising three sash windows to front aspect, single panel radiator, four wall light points, three fitted wardrobes with hanging rails and storage shelves, door to bathroom.

Bathroom

Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment over, low level WC, vanity unit sink with storage cupboard under, marble tiled flooring, marble tiled walls, wall mounted heated towel rail, access to built-in storage cupboard with slatted shelving.

Garden

Measuring approximately 9.7m in depth, benefiting from a sunny south-west facing aspect, fully enclosed by high level stone boundary wall to side, brick low level wall to opposing side, mainly laid to a paved patio, timber storage shed, further additional raised patio area, brick built barbecue, a range of mature flower, shrub and tree borders creating a high degree of privacy.

