



**First Floor Flat, 9 Clevedon Terrace, Kingsdown, Bristol, BS6 5TX**

**Guide price £249,950**

**maggs  
+ allen**

estate agents



## CLEVEDON TERRACE, BRISTOL, BS6 5TX

A charming one bedroom first floor flat in a Victorian terrace located in the heart of Kingsdown.

The property benefits from a spacious and bright South facing living room with high ceilings, beautiful sash windows, cornicing and built in shelving. There is a kitchen off this room with built in units, Meile electric hob, sink and microwave oven.

The bedroom is to the rear of the house and is well proportioned with built in bespoke storage cupboards and a large window bringing in lots of light. The bathroom is reached from the bedroom and has a large shower, WC, built in storage and washing machine.

This flat would be an excellent purchase for a first-time buyer or investor alike, as there is the unique opportunity to purchase this flat and the flat above it together.

St Michael's On The Mount C.E. Primary School 645m

The Dolphin School approx 692m

Cotham School approx 377m

Colston's Girls' School 734m

### Location

This property is ideally located within the area of Kingsdown. This is in close proximity to Whiteladies Road, Cotham and the City Centre and is within walking distance to the University, BBC and B.R.I. hospital. There are both state and independent primary and secondary schools as well as good transport links to the M4/M5 motorway networks.

### Directions

From the Maggs & Allen office on Northumbria Drive. Continue along Linden Road. Go straight across at the traffic lights onto Cranbrook Road. At the junction turn right onto Kersteman Road. Turn left onto Redland Court Road and left again onto Redland Road. At the roundabout, continue straight to stay on Redland Road and at the next roundabout take the third exit onto Cotham Brow. Continue onto Cotham Road and turn left onto Clevedon Terrace. Number 9 will be on the left.

### Room Sizes

Sitting Room 4.93m x 4.23m (16'2 x 13'11)

Bedroom 3.71m x 3.38m (12'2 x 11'1)



**Guide Price:** £260,000

**Tenure:** Leasehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

**Council Tax Band:** C

**Local Authority:** Bristol City Council

**Vendors Onward Position:** The Vendors have informed us that they will be making an onward purchase.

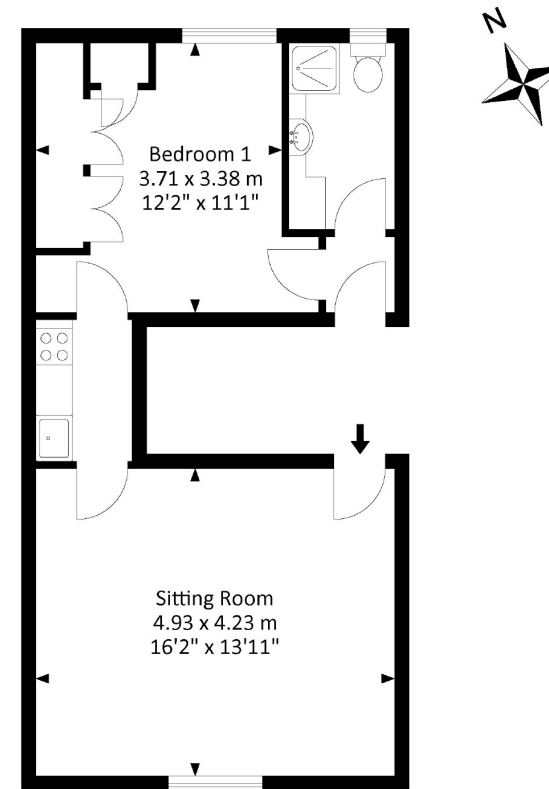
**Viewing:** By appointment only.

**Our Office:** 0117 949 9000

**Important Note:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

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Approx. Area 452.30 Sq.Ft - 42.0 Sq.M



**First Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor plan produced by Energy Plus.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- A charming first floor apartment Situated in Kingsdown

- 1 Bedroom



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