



HOPEWELL

SALES

£375,000 Leasehold



Colston Street, Bristol BS1 5AZ

PROPERTY DESCRIPTION

The Property-

Colston Street is a very well positioned three storey maisonette with its own private entrance. This character property has lots to offer and will be ideal for either Investors or Owner Occupiers. The first floor consists of two double bedrooms with the master benefiting from built-in wardrobes. There is also plenty of storage in the hallway. The second floor accommodation contains a large light and airy lounge/diner at the front of the building, with lots of natural light through the sash windows. On the same floor at the rear is a fully functional separate kitchen with ample space and storage. On the third floor there is a spacious double bedroom, a study with a velux window and an immaculately finished bathroom with a walk-in shower.

Location-

The property is situated in a prime position on Colston Street, within close proximity to the historic Christmas Steps. Set amongst an eclectic mix of independent and specialist retailers as well as a number of food and drink outlets, the property is ideally positioned for everything that Bristol city centre has to offer.

Bristol City Centre is a popular destination for shopping, with several shopping centres such as Cabot Circus and The Galleries, as well as a variety of independent shops and street markets. Colston Street is well-connected to the rest of Bristol with great transport links, close to the M32 and Bristol bus station. With its rich history, cultural diversity, and energetic vibe, Bristol City Centre will always be a popular destination for locals and tourists alike.

Hopewell-

Do you know, we release our properties on Instagram before putting them live on Rightmove and Zoopla? Beat the crowd by following Hopewell.

FEATURES

- Central Location
- Chain Free
- Sash Windows
- Gas Central Heating
- Private Entrance
- Four Bedroom Maisonette
- Ideal For Investment Or Owner Occupier
- EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	76
(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	



ROOM DESCRIPTIONS

Hallway

Bedroom 1

12'11 x 11'9 (3.94m x 3.59m)

Bedroom 4

11'5 x 7'2 (3.48m x 2.18)

Hallway

Lounge/Diner

12'10 x 11'1 (3.91m x 3.38m)



Kitchen

11'7 x 11'4 (3.53m x 3.45m)

Hallway

Bedroom 3

12'9 x 11'9 (3.88m x 3.59m)

Study

9'5 x 5'7 (2.87m x 1.70m)

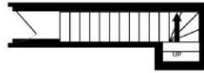
Bathroom

11'9 x 6'6 (3.59m x 1.99m)

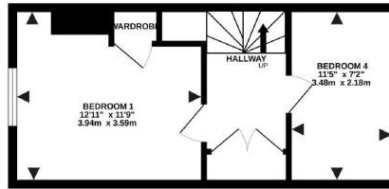


FLOORPLAN

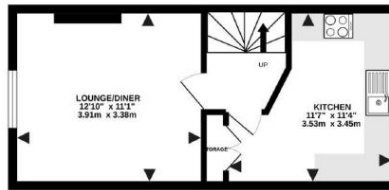
GROUND FLOOR



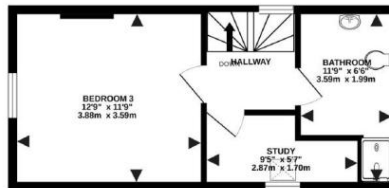
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2022