

CJ HOLE
est. 1867

GROUND FLOOR FLAT, 195 DOVERCOURT ROAD, BRISTOL, BS7 9SF

Asking Price £250,000

WITH ITS GROUND-FLOOR POSITION, PRIVATE GARDEN, GENEROUS LOUNGE/DINER, KITCHEN/BREAKFAST ROOM, BAY-FRONTED DOUBLE BEDROOM AND NO ONWARD CHAIN AND PARKING TO REAR, THIS ATTRACTIVE APARTMENT OFFERS AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-CONNECTED HOME IN A CONVENIENT NORTH BRISTOL LOCATION. THE PROXIMITY OF THE CONCORDE WAY CYCLE TRACK, PURDOWN, GLOUCESTER ROAD'S EXTENSIVE AMENITIES, LARGER RETAILERS AND EXCELLENT TRANSPORT LINKS FURTHER STRENGTHENS ITS APPEAL.

The location is particularly convenient, with the Concorde Way Cycle Track providing an excellent route for cyclists, walkers and those wishing to enjoy the outdoors. Purdown is also within easy reach, offering extensive open green space, while larger retailers are conveniently located nearby for everyday shopping. The vibrant Gloucester Road is also readily accessible, renowned for its diverse selection of independent cafés, restaurants, bars, eateries and local retailers. Excellent bus services and convenient access to the motorway network further enhance the property's credentials, providing straightforward connections into Bristol city centre and beyond.

A private entrance is approached via a small hall to the side of the property, creating a pleasant sense of independence from the outset. The entrance hall leads directly into the generous living accommodation and provides a useful transition between the outside and the apartment itself.

The lounge/dining room is an impressive and naturally bright space, offering ample room for comfortable seating and a dining area. Double doors open directly onto the private rear garden, creating a wonderful connection between the living accommodation and outside space. During the warmer months, the doors can be opened to extend the living space into the garden, making this an ideal area for entertaining or simply relaxing at home.

The lounge opens naturally into the kitchen/breakfast room, creating a sociable arrangement that works particularly well for modern living. The kitchen provides useful storage and preparation space, while the additional room for a breakfast table creates a comfortable setting for informal dining and everyday meals.

Positioned towards the front of the property is the bay-fronted double bedroom, a particularly attractive room offering generous proportions and plenty of space for a double bed and additional furniture. The bay window provides an attractive outlook while allowing good levels of natural light into the room.

To the rear, the apartment benefits from its own private garden, providing a valuable outdoor space that is not always associated with apartment living. The garden offers an excellent setting for outdoor seating, entertaining, gardening or simply enjoying some fresh air in a private environment.





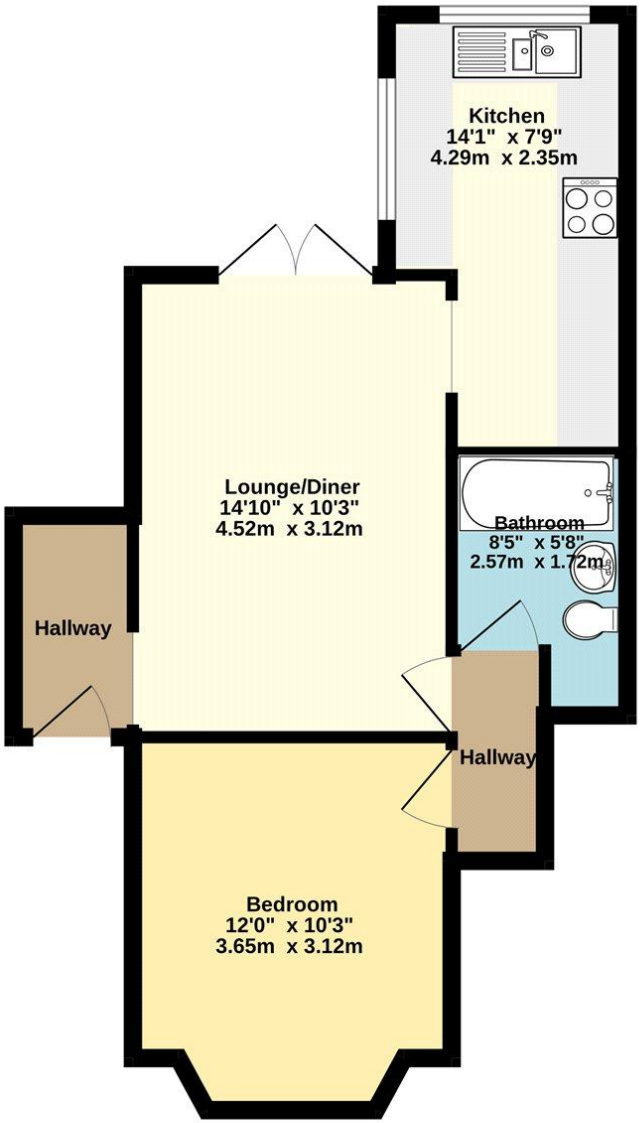








Ground Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 sq.m.) approx.

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 as to their operability or efficiency can be given.
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