

cj HOLE
est. 1867

BF, 9 Cotham Gardens

Redland, BS6

£375,000 GUIDE PRICE







An opportunity for HMO investors or those looking for a first time buy or an ideal family home – A superb, two / three double bedroom garden flat located in this prime residential road in Redland. It is brought to the market with no onward chain.

2 1 1

Two / Three Double Bedrooms
Kitchen / Diner
Family Bathroom
Own Entrance
Private Courtyard Garden
Share of Freehold

PROPERTY DESCRIPTION

This spacious and flexible property is currently arranged as a three double bedroom HMO and extends in-excess of 900 sq ft. Accommodation comprises a larger than average L-shaped entrance hall with own private entrance, a modern fitted kitchen / breakfast room, impressive master bedroom (or reception room), two further double bedrooms and a generous family bathroom. The property benefits from an abundance of storage throughout and a private and enclosed courtyard garden to the rear.

Cotham Gardens is perfectly positioned moments from Cotham Hill and Whiteladies Road which offers a superb collection of cafes, shops and restaurants. There is also easy access to the wonderful Chandos Road and rolling spaces of the Downs making this a very popular spot to be.







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OVER 150 YEARS OF EXCELLENCE

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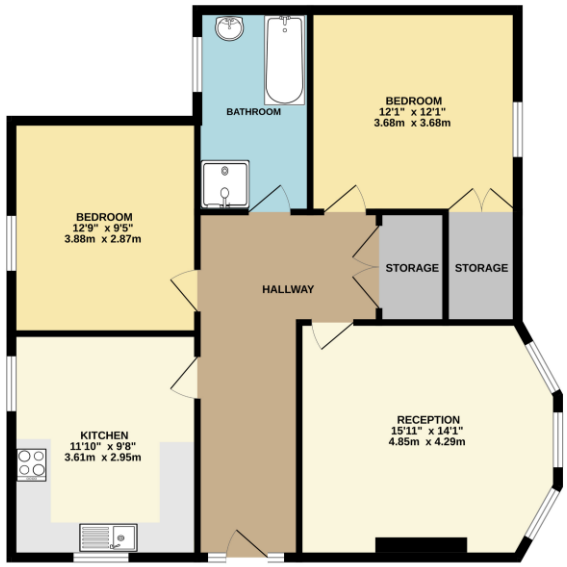
TENURE: Share of Freehold COUNCIL TAX: C EPC: D

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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