



69 Cotswold Road, Bristol , BS3 4NX

Price Guide £350,000

- 3D VIRTUAL TOUR!
- Three Bedrooms
- Separate Dining Room
- White Bathroom Suite
- Rear Access
- Victorian Terrace
- Bay Fronted Sitting Room
- Fitted Kitchen
- Conveniently Located
- Energy Rating - E

COTSWOLD ROAD! An attractive Victorian Terrace home conveniently located on the desirable Cotswold Road. This property comprises an entrance vestibule, a welcoming entrance hallway, a bay fronted sitting room with an electric fire place, a separate dining room, a kitchen with an integrated hob, oven and dishwasher, a white bathroom suite with separate shower cubicle and **THREE** bedrooms on the first floor. Outside, at the front there are steps up to the front door and at the rear is a raised garden which is paved and has a storage shed and pedestrian rear access. The property is also offered with gas central heating and double glazed windows. Bedminster train station is a moments walk away, ideal for commuters and other local amenities including the independently owned Windmill Hill public house which is located just around the corner, as is the beautiful Victoria Park. Local shops are within easy walking distance or a short bus journey in Bedminster. An early appointment to view is thoroughly recommended to fully appreciate & secure.

SITTING ROOM 14'06 bay x 11'02 max (4.42m bay x 3.40m max)

DINING ROOM 12'06 x 9'04 max (3.81m x 2.84m max)

KITCHEN 14'03 max x 8'06 max (4.34m max x 2.59m max)

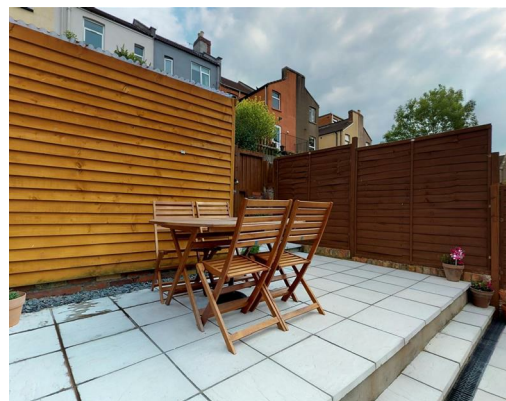
BATHROOM 9'06 max x 7'09 max (2.90m max x 2.36m max)

BEDROOM ONE 14'06 max x 11'08 (4.42m max x 3.56m)

BEDROOM TWO 12'05 x 9'01 max (3.78m x 2.77m max)

BEDROOM THREE 11'10 max x 8'07 (3.61m max x 2.62m)







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	45	63	(39-54) E	45	65
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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