



2 Sevastopol Road, Horfield, Bristol, BS7 0FJ
£279,950 Leasehold

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- Modern well presented townhouse
- Convenient location
- Two double bedrooms
- Third room ideal as study/cot room
- Modern kitchen/diner
- Good size reception room
- Private front balcony
- En suite and bathroom
- Integral single garage
- Off street parking

A lovely modern townhouse with two double bedrooms and a further study/cot room, an ensuite to the master bedroom and a family bathroom, a spacious kitchen/diner and separate reception room with double doors onto a private balcony. Situated just moments away from Horfield Leisure Centre, Horfield Common and close to the popular Gloucester Road, with its wealth of amenities including eateries and independent traders, this location also offers excellent transport links and is close to major employers such as Airbus, the MOD and Rolls Royce along with the University of the West of England and Southmead Hospital.

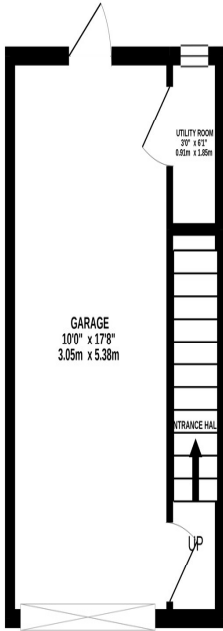




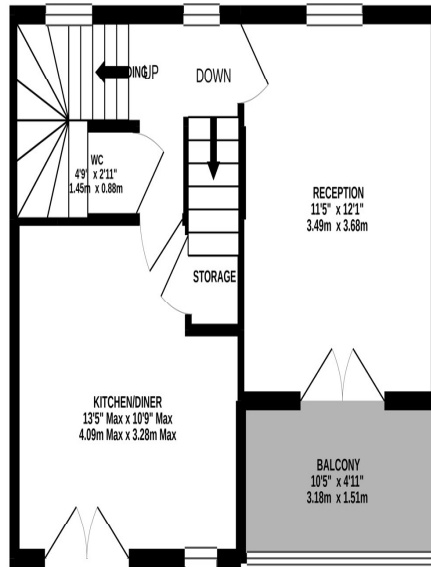
Upon entering this property, you are greeted by an entrance hall with stairs to the first floor and a door to the integral single garage which has a door to the utility room which has space and plumbing for a washing machine. The garage has an up and over door to the front and a separate door to the rear onto the communal lawned area. From the entrance hall stairs rise to the first floor landing which has doors to all first floor rooms and two windows to the rear. The modern kitchen/diner is a good size and has ample eye and base level units and plenty of work surface. There is a built in four ring gas hob with a cooker hood over, a double oven and space for a dishwasher and upright fridge freezer. There is a further larder/storage cupboard over the stairs which is accessed via the kitchen/diner. The separate reception room runs the depth of the property and enjoys views to the rear and has double glazed French doors to the front onto the private 4'11 x 10'6 balcony. On the first floor there is also a wc. Stairs rise from the first floor to the spacious top floor landing with a window to the rear. The landing has a window to the rear and an airing cupboard. There are two double bedrooms, the master with an en suite shower room and a built in wardrobe. There is also a study/cot room on the top floor. The family bathroom is spacious and has a modern matching white three piece suite and a window to the rear. The property has a remainder of a 999 year lease (from 2010), Ground rent is peppercorn and the management fees are £494.33 yearly.



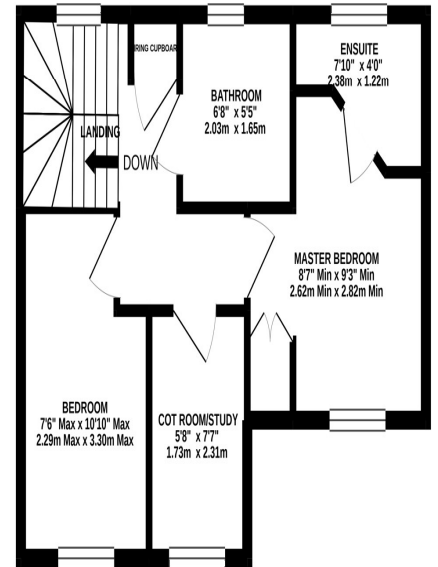
GROUND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		89
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	