



## 12a Wharnecliffe Close, Bristol, BS14 9NE

**£210,000**

For sale is this neutrally decorated, first-floor flat situated in a sought-after location. This property boasts a myriad of appealing features making it an excellent choice for first-time buyers and investors alike.

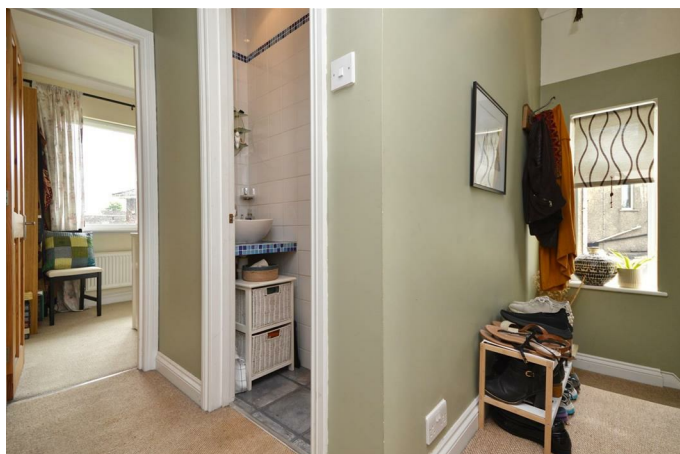
The flat is of a desirable type, featuring two bedrooms (one generous double and one small double) and one reception room. The reception room is separate, adorned with large windows that allow ample daylight to filter through, creating a bright and welcoming space. There's also a kitchen, equipped with all the essentials, making it ready for immediate use.

One of the unique features of this property is its own private entrance, ensuring privacy for the residents. Further adding to the charm of this property is the generous garden. It's home to an array of fruit trees including apple, pear, cherry, and plum, offering a delightful space for outdoor relaxation or entertaining.

Parking is a breeze at this property, with private parking available at the rear for up to two vehicles. This space potentially could be extended, adding to the convenience factor. The property is tucked away in a cul



### First Floor Landing



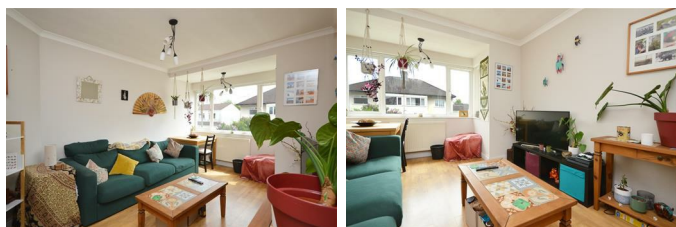
### Bedroom Two

9'9" x 6'11" (2.98 x 2.12)



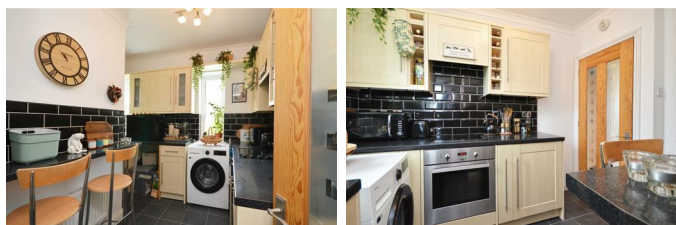
### Sitting / Dining Room

16'0" x 10'8" (4.88 x 3.26)



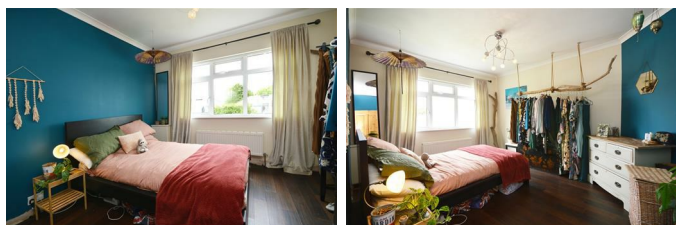
### Kitchen / Breakfast Room

9'7" x 9'2" (2.93 x 2.80)



### Bedroom One

13'0" x 10'8" (3.98 x 3.26)



### Bathroom

6'10" x 4'6" (2.09 x 1.39)



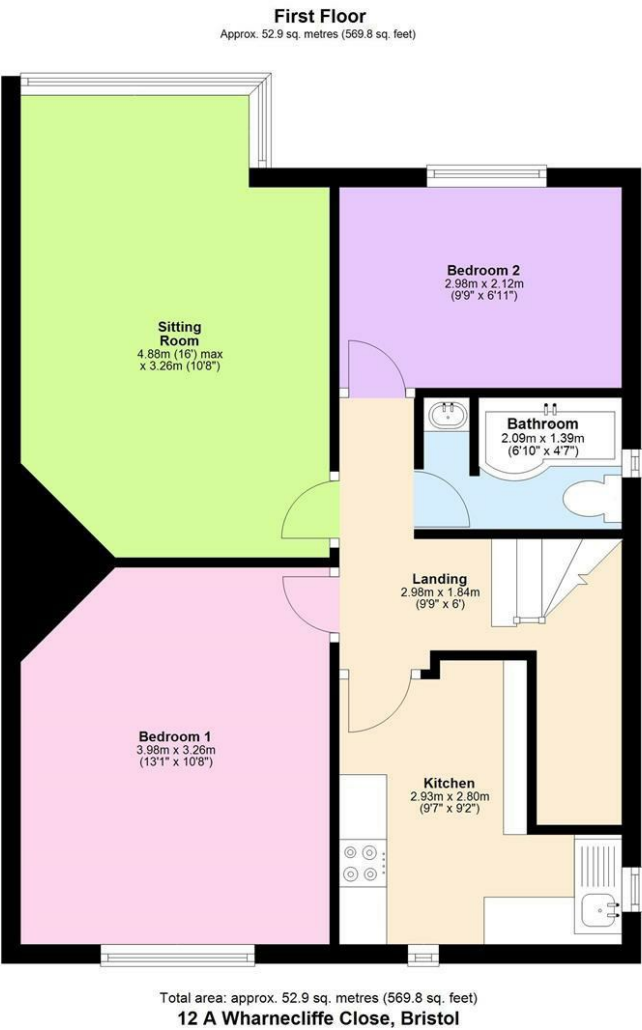
### Garden



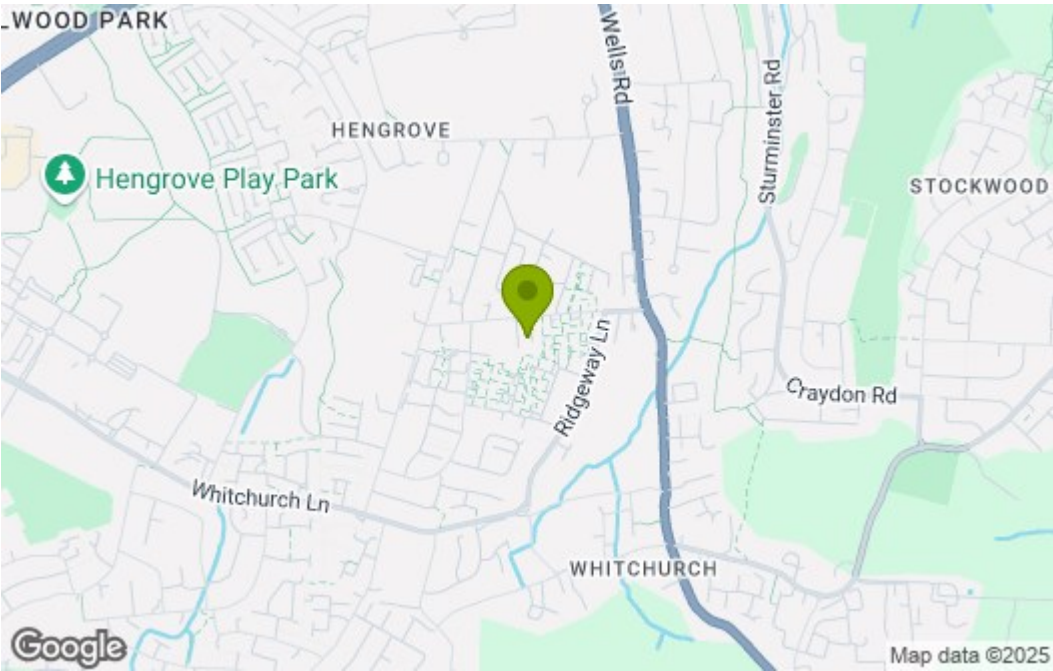
### Parking



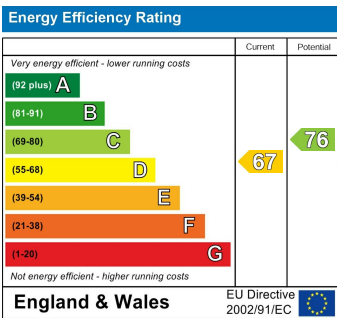
Floor Plan



Area Map



Energy Efficiency Graph



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