



## 48 Archfield Road, Bristol, BS6 6BQ

**£1,950**

A neutrally decorated two double bedroom garden flat in a sought-after residential area of Redland, offering a practical layout and access to local amenities and green spaces.

The property will be undergoing some refurbishment to include kitchen improvements, new carpets and new shutters to the living room windows.

The flat features a separate reception room with large bay windows and wood floors, providing a bright living area with a feature period style fireplace as a focal point.

The kitchen includes a breakfast area, giving space for everyday dining and plenty of storage space.

There are two bedrooms: a double bedroom with built-in wardrobes, and a further double bedroom, plus a bathroom fitted with a heated towel rail, WC, wash hand basin and bath with shower over.

Outside, the property benefits from its own private garden, which has a patio area perfect for alfresco dining in the summer months and a large lawn, it is enclosed by a variety of plants, trees and shrubbery which give a lovely degree of privacy.

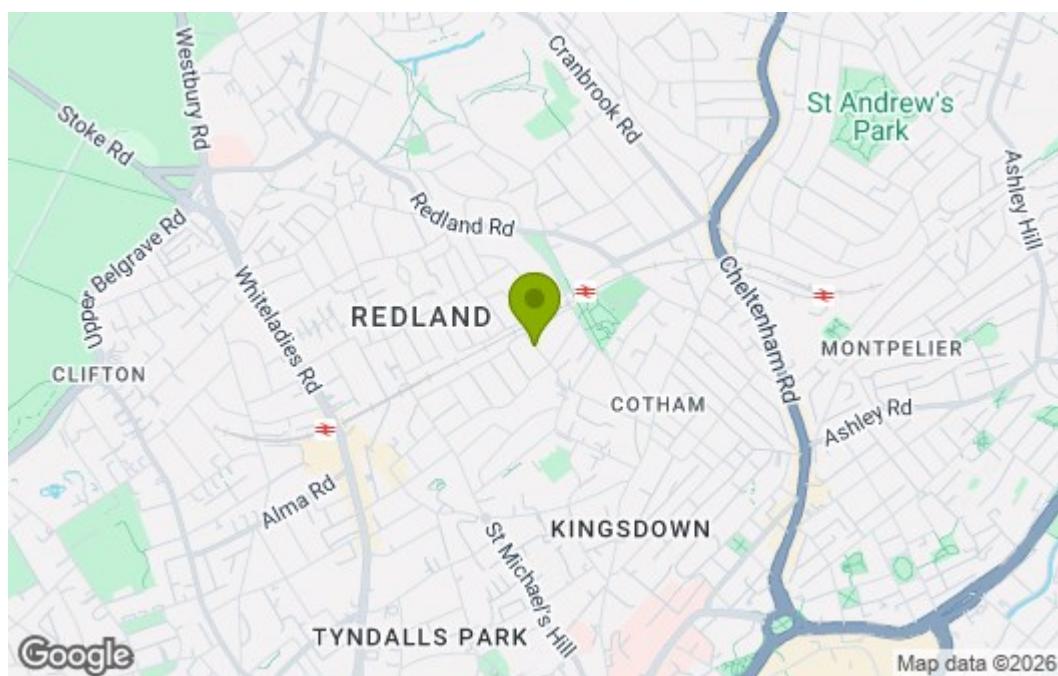
Located in the popular Redland area of Bristol, the flat is well placed for Gloucester Road, known for its independent shops, cafés, bars and restaurants, as well as everyday conveniences such as supermarkets and local services. Green spaces including Cotham Gardens and St Andrew's Park are within easy reach for walking, exercise and play areas.

Public transport links are convenient: Redland railway station is nearby, with regular services into Bristol Temple Meads, giving connections across the city and beyond. Several local bus routes run along nearby main roads, offering access to Bristol city centre and Clifton.

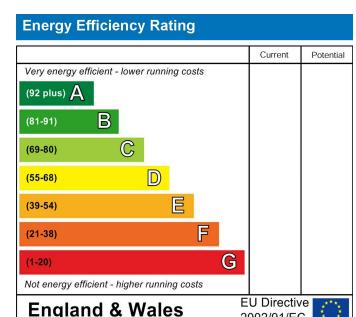
This two-bedroom garden flat to let presents a well-located home with practical accommodation, good access to public transport, and a range of local amenities close by.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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