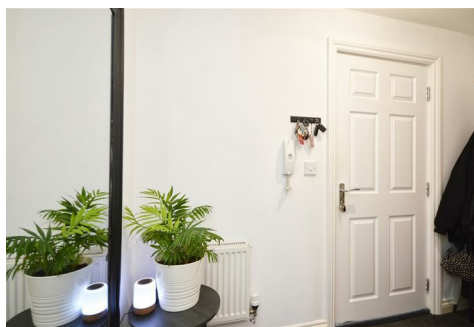




## **Flat 1, 46 Craydon Road, Stockwood, BS14 8HD**

**£200,000**

No onward chain. Presented to the market is this immaculate two-bedroom flat, ideally situated in a sought-after location with excellent public transport links, convenient access to local amenities, green spaces & nature reserve nearby. This property offers a fantastic blend of comfort and style, making it an attractive choice for discerning buyers.

The flat comprises a bright and spacious open-plan reception area seamlessly integrated with a modern open-plan kitchen. This creates a contemporary space that is perfect for entertaining guests or simply relaxing at home. The kitchen offers storage and workspace for everyday living.

Accommodation includes a well-proportioned double bedroom, providing a peaceful retreat after a busy day, and a versatile single bedroom ideal for guests, a child's room, or as a home office. The property features a well-maintained bathroom with contemporary fittings and finishes, contributing to the overall high standard throughout the flat.

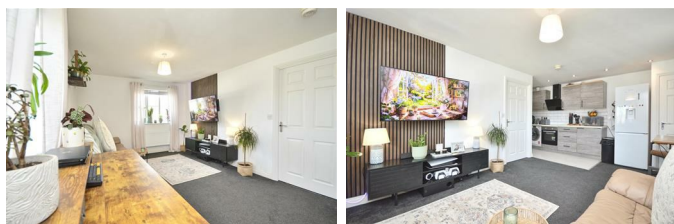
## Communal Entrance Hall

### Hall



## Open Plan Kitchen / Living Room

18'0" x 15'6" (5.50 x 4.73)



## Kitchen Area

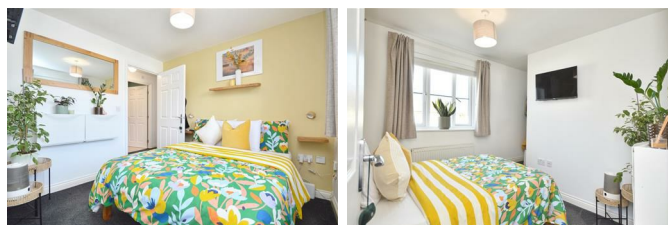


## Living Area



## Bedroom One

12'5" x 9'2" (3.80 x 2.81)



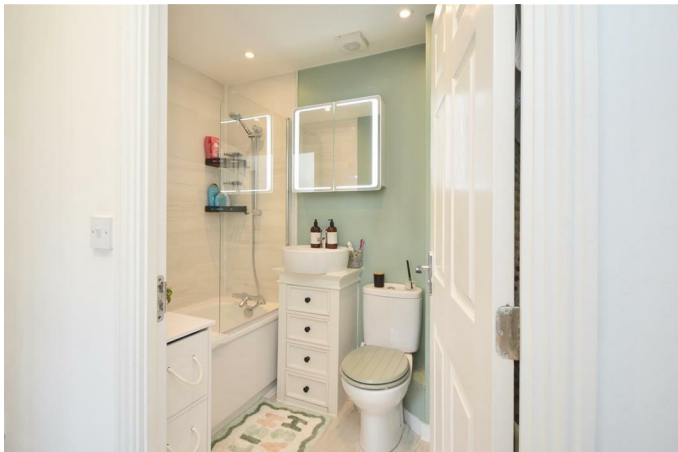
## Bedroom Two

9'3" x 6'8" (2.82 x 2.04)



### Bathroom

6'10" x 4'11" (2.10 x 1.50)



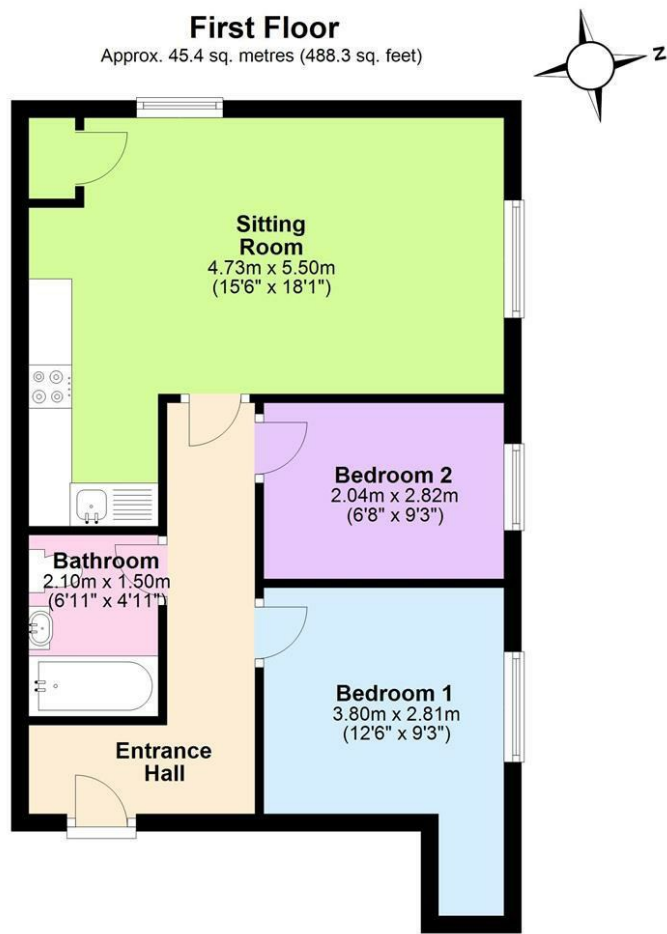
### Communal Garden



### Parking Space

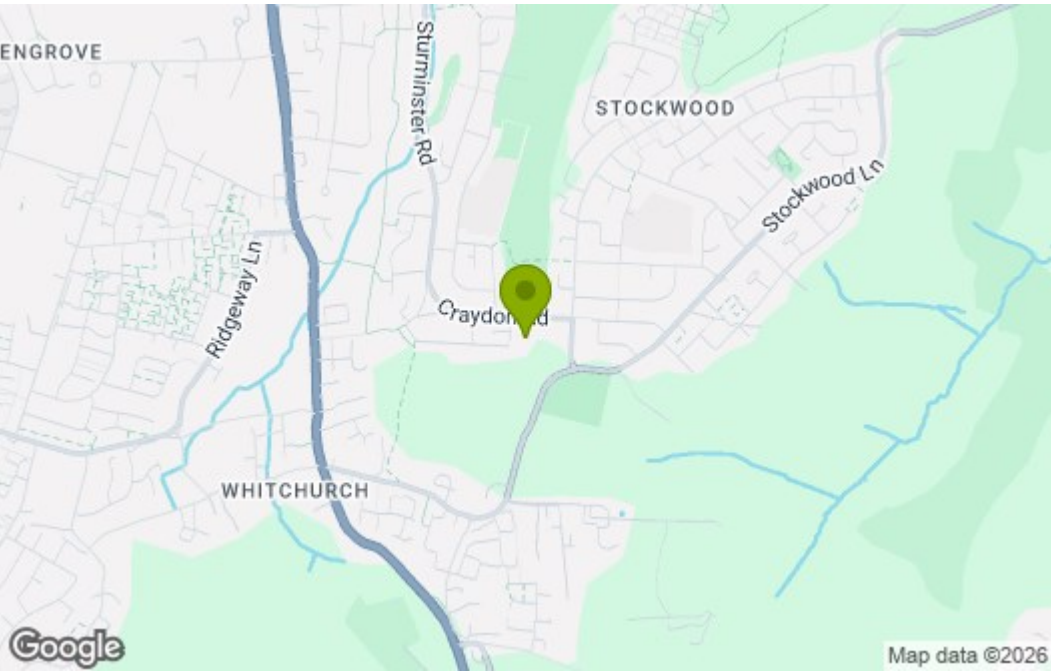


Floor Plan

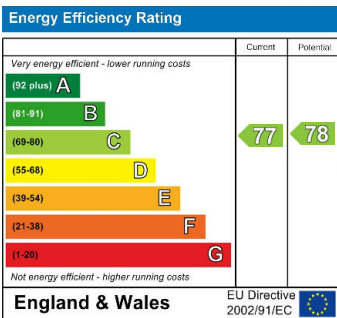


Total area: approx. 45.4 sq. metres (488.3 sq. feet)  
**46 Craydon Rd, Bristol**

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.