



195 Butlers Walk

, Bristol, BS5 8DA

Asking price £270,000



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Description

Welcome to this well-presented two bedroom coach house situated in a contemporary development in Crews Hole and only a stones throw away from the River Avon where you can enjoy lovely riverside walks. With a private garage, a parking space and Troopers Hill within reach, this property is an ideal first time buy.

Comprising a veranda entrance, offering a place to sit or an area for potted plants. The hallway leads to an open plan living area with a Juliette balcony and a kitchen. Upstairs you'll find two double bedrooms and a modern bathroom.

Further benefits include no onward chain, double glazing and much more! Don't miss out on the opportunity to make this gem your own, call now to book a viewing!

- GARAGE & PARKING SPACE
- CLOSE TO TROOPERS HILL
- VERANDA ENTRANCE
- RIVERSIDE WALKS NEARBY
- NO CHAIN
- 2 BEDROOMS
- KITCHEN
- BATHROOM
- DOUBLE GLAZING

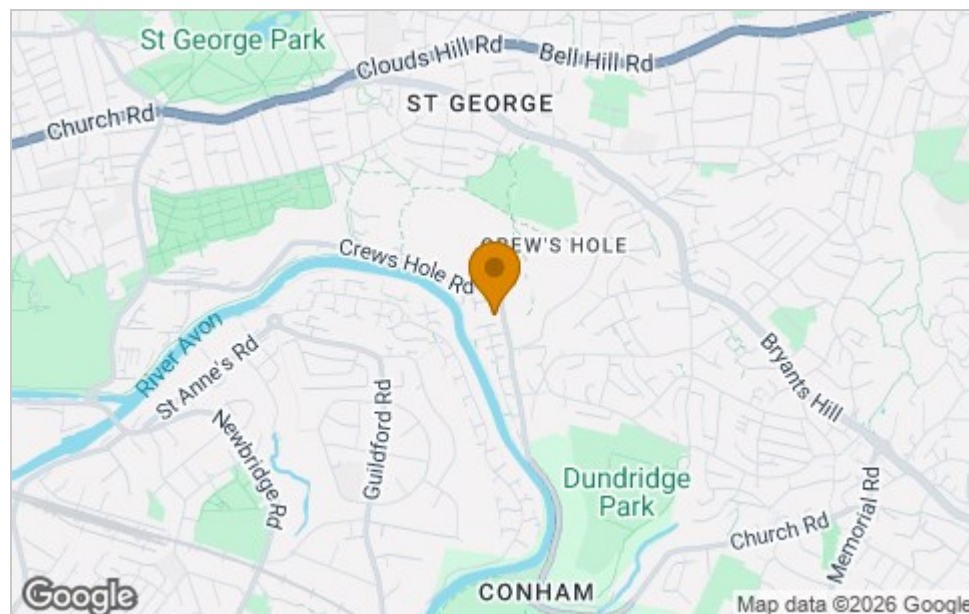




Floor Plan



Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (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 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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