

SEMI-DETACHED HOUSE FOR SALE

10 Cotham Park, Bristol, BS6 6BU



- A handsome Victorian semi-detached house for sale
- Approximately 4,402 sq ft
- Located in the heart of Cotham on a peaceful one way road
- Fantastic opportunity to create a wonderful family home
- Large rear garden plus attractive garden to front
- Freehold price upon application

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is located in the sought after suburb of Cotham in central Bristol and is situated on Cotham Park which is an attractive residential street lined with a number of large period houses. Cotham benefits from great transport connections and the City Centre and Durdham Downs are both within walkable distance. The property is located in close proximity to several excellent schools and various restaurants and shops in Cotham, Redland, Bristol city centre and neighbouring Clifton.

DESCRIPTION

A rare opportunity to purchase this attractive Grade II Listed Victorian semi-detached house situated on one of Bristol's more sought-after roads. Cotham Park is a peaceful road and the property is set back from the road benefiting from a garden to the front with a large garden to the rear of the property.

The property benefits from period features and has the potential to create a wonderful family following refurbishment and modernisation.

The property is arranged over ground, first, second and basement levels.

Ground Floor

Two reception rooms, dining room, kitchen, and a study.

First Floor

Four bedrooms and a bathroom.

Second Floor

Six bedrooms and a bathroom.

Basement

Gym, bathroom, utility, and various storerooms.

ACCOMMODATION

The property has the following approximate Gross Internal Area:-

Ground Floor:	1,141 Sq Ft	(106 Sq M)
First Floor:	1,141 Sq Ft	(106 Sq M)
Second Floor:	1,033 Sq Ft	(96 Sq M)
Basement:	1,087 Sq Ft	(101 Sq M)
Total:	4,402 Sq Ft	(409 Sq M)





TENURE

Freehold.

PRICE

Guide price upon application.

PLANNING

Planning application has been granted for the following:- Change of use from Sui Generis HMO to Use Class C3 Dwelling House. Ref: 23/03439/F.

LISTING

The property is Grade II Listed.

EPC

E49

VAT

All prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Tom Coyte MRICS / Julian Cook FRICS

Tel: 0117 934 9977

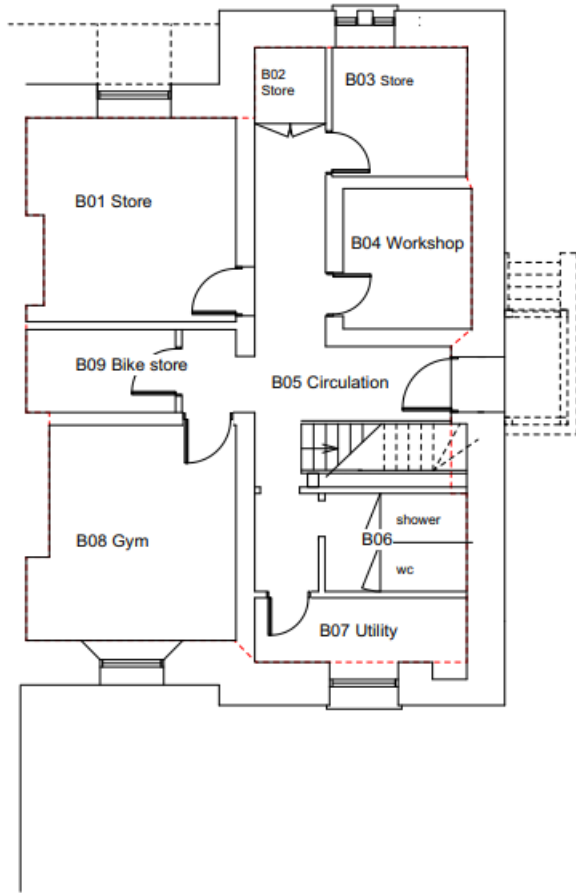
Email: Tom@burstoncook.co.uk / Julian@burstoncook.co.uk

SUBJECT TO CONTRACT

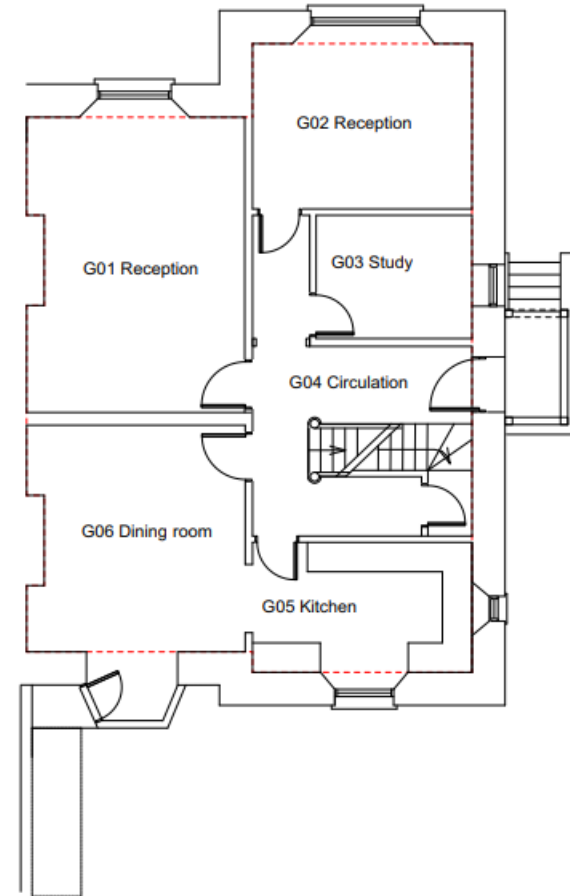
April 2024

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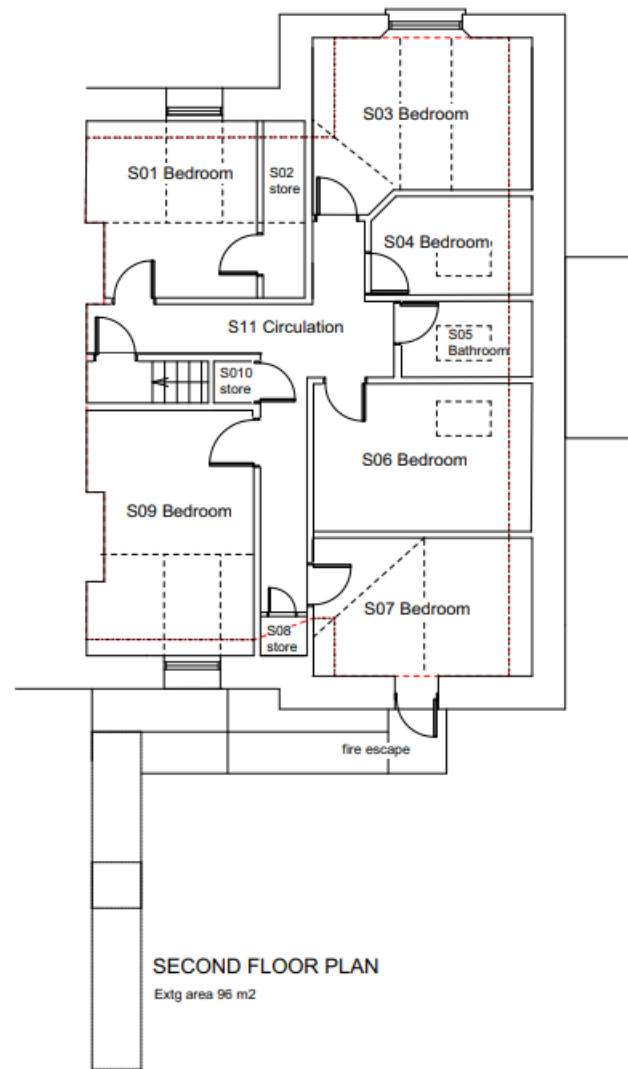
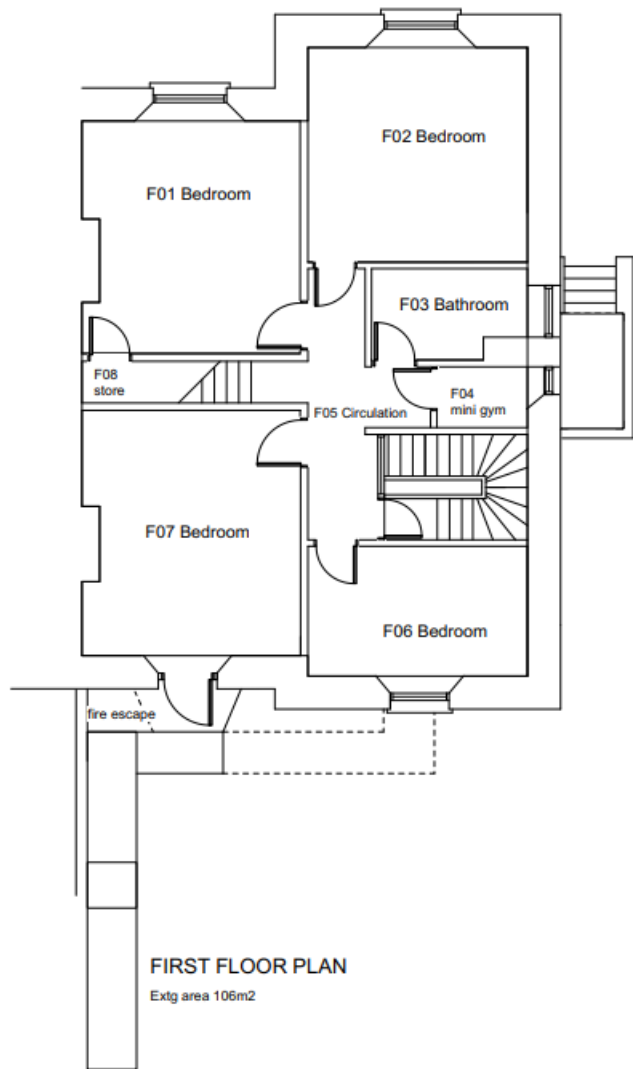
BASEMENT PLAN
Area 101m²



GROUND FLOOR PLAN
Area 106 m²



Christopher Balme Conservation					
nr 10 Cotham Park			Basement and Ground Floor Plans as Proposed		
Muller Trust					
1:100@A3	23.08.2023	CB	CPK4	PL-006	



Christopher Balme Conservation					
nr 10 Cotham Park			First and Second Floor Plans as Existing		
Muller Trust					
1:100 @ A3	23.08.2023	CB	CPK4	PL-004	