

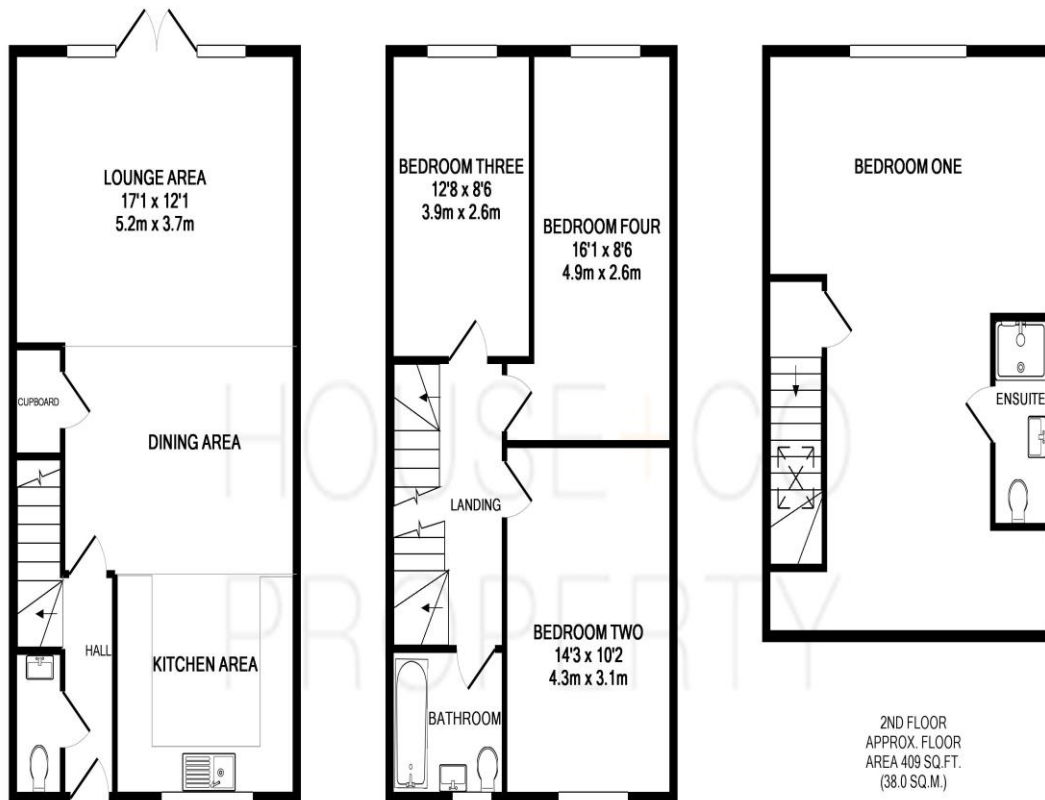
Lees Hill Bristol BS15 4TL • £310,000



4 BEDROOMS • 2 BATHROOMS • 1 RECEPTIONS • TENURE: Freehold

NEW BUILD HOME
4 DOUBLE BEDROOMS
EXTREMELY SPACIOUS ROOMS
HELP TO BUY AVAILABLE
GARAGE TO REAR
OFF STREET PARKING
AWARD WINNING DEVELOPER
3 STOREY LIVING
ENSUITE TO LARGE MASTER BEDROOM
NO CHAIN

"Lees Hill" is a development of 4 bedroom contemporary new build homes designed for modern life. Boasting spacious, contemporary living spaces with a perfect balance of luxury, practicality and energy efficiency. Built by these award winning builders these 3 storey houses comprise of open plan living to the ground floor, 3 double bedrooms and a family bathroom to the middle floor with stairs to an exceptional master bedroom with ensuite facilities above. With garages and parking on the development, landscaped gardens, great access to the link road and motorways these really are well worth a look! Completion is set for early Summer 2018 call us now to register your interest on 0117 9070020 or email us at sales@houseandco.co.uk HELP TO BUY SCHEME AVAILABLE - www.helptobuy.gov.uk (Please note that as the development is being finished some pictures are representative for different plots. Please contact the agent for clarification of any points and we will be happy to help). Estate Agents Act 1979 UNDER SECTION 21 OF THE ESTATE AGENTS ACT 1979 WE DECLARE THAT THE SELLER OF THIS PROPERTY IS A RELATION OF AN EMPLOYEE OF A LOCAL ESTATE AGENT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Room sizes

GROUND FLOOR

WC

Lounge Area

17' 1" x 12' 1" (5.20m x 3.68m)

Dining Area

Kitchen Area

FIRST FLOOR

Bathroom

Bedroom Two

10' 2" x 14' 3" (3.10m x 4.34m)

Bedroom Three

12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom Four

16' 1" x 8' 6" (4.90m x 2.59m)

SECOND FLOOR

Bedroom One

Ensuite



General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.