

Holly Hill Road Bristol BS15 4DQ • Offers In Excess Of £170,000



2 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Leasehold

10YRS MAJOR DEFECTS GUARANTEE

NO CHAIN

GARDEN APARTMENT

TWO DOUBLE BEDROOMS

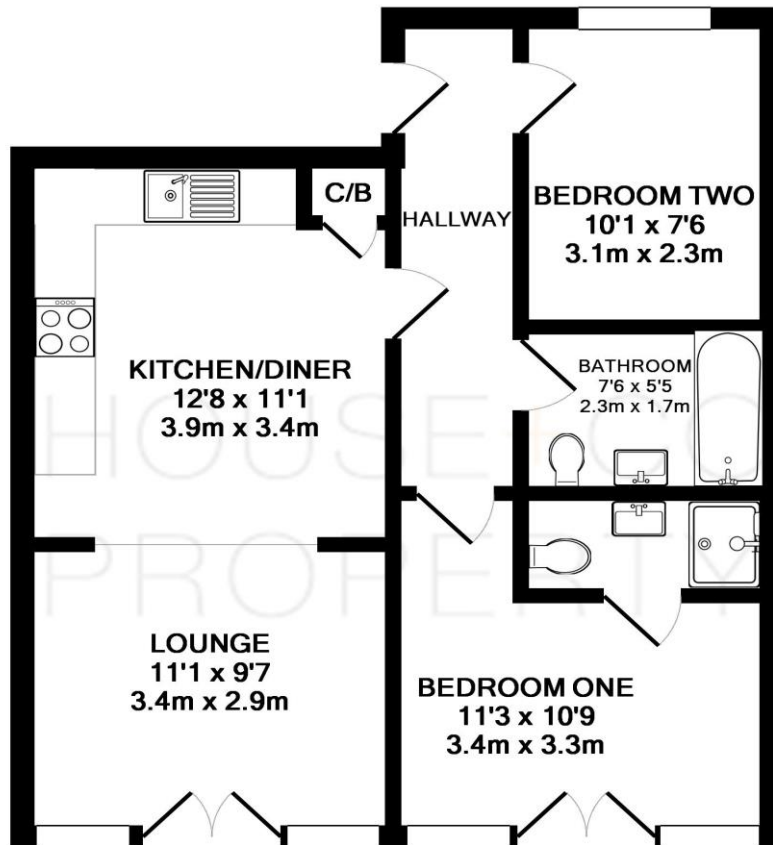
MASTER ENSUITE

EXTENDED

OFF STREET PARKING

LUXURY BATHROOM

IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE! Set within walking distance of Kings Chase Shopping Centre and local amenities in popular South Gloucestershire sits this extended and spacious two bedroom ground floor garden apartment! The property comprises of an entrance hallway leading to a 20FT living area open to kitchenette, two double bedrooms, master ensuite and luxury bathroom. The property has been fully refurbished to the latest sound and insulation standards and benefits further by electric heating, upvc double glazing, off street parking [curb yet to be dropped], enclosed and private south facing rear garden laid mainly to lawn with a raised decking area and offered with NO CHAIN!



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

Hallway

Bedroom Two

7' 6" x 10' 1" (2.28m x 3.07m)

Bathroom

5' 5" x 7' 6" (1.65m x 2.28m)

Bedroom One

10' 9" x 11' 3" (3.27m x 3.43m)

Ensuite

7' 6" x 3' 4" (2.28m x 1.02m)

Kitchen/Diner

11' 1" x 12' 8" (3.38m x 3.86m)

Lounge

11' 1" x 9' 7" (3.38m x 2.92m)



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.