

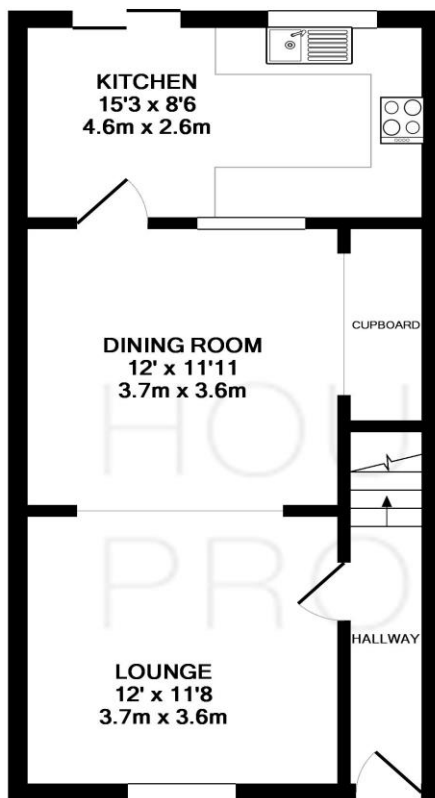
## Rose Road Bristol BS5 8EX • Offers In Excess Of £260,000



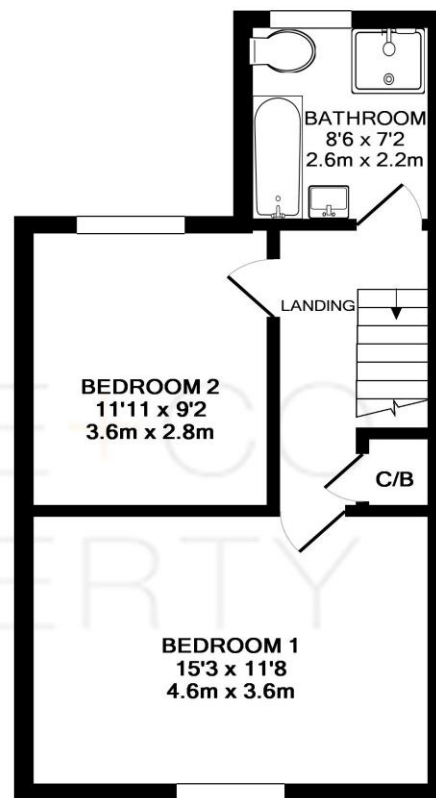
2 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

**IDEAL FOR INVESTORS & FTB**  
**OPEN PLAN LIVING AREA**  
**EXTENDED**  
**FULL-WIDTH KITCHEN/BREAKFAST**  
**TWO DOUBLE BEDROOMS**  
**FOUR-PIECE SUITE BATHROOM**  
**NO CHAIN**

Tucked away on a quiet cul-de-sac location in popular St. George, only a stone's throw from St. George's Park and vibrant Church Roads amenities is this deceptively spacious and extended Victorian style terrace home! Offering an entrance hallway leading to an open-plan lounge/diner and a full-width kitchen/breakfast to the ground floor along with two double bedrooms and a four-piece bathroom suite to the first floor. Further benefits include Upvc double glazing, gas central heating and a larger than average courtyard style rear garden. Ideal for first time buyers & investors alike and NO CHAIN!

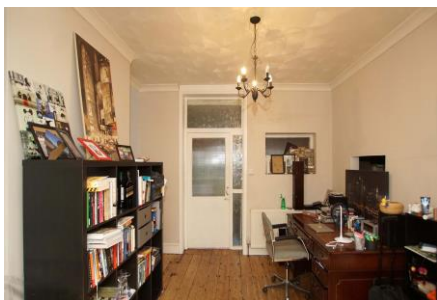


GROUND FLOOR



1ST FLOOR

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

Lounge

12' 0" x 11' 8" (3.65m x 3.55m)

Dining Room

12' 0" x 11' 11" (3.65m x 3.63m)

Kitchen

15' 3" x 8' 6" (4.64m x 2.59m)

### FIRST FLOOR

Bedroom One

15' 3" x 11' 8" (4.64m x 3.55m)

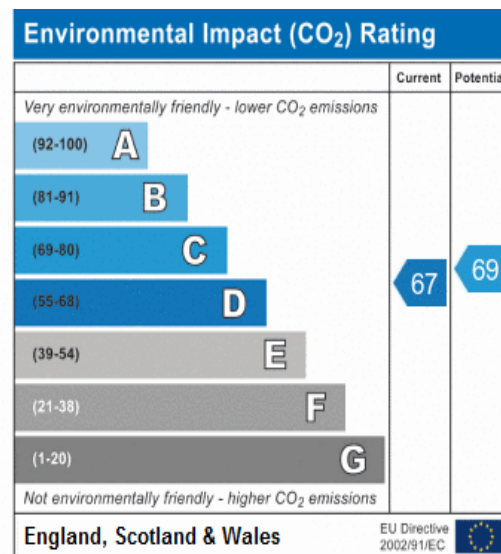
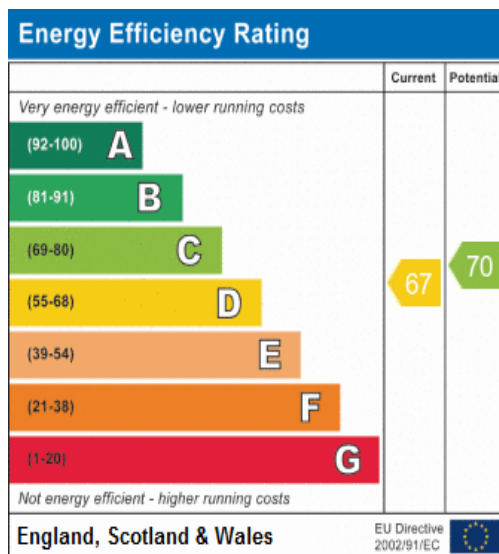
Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)

Bathroom

8' 6" x 7' 2" (2.59m x 2.18m)





## 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.