

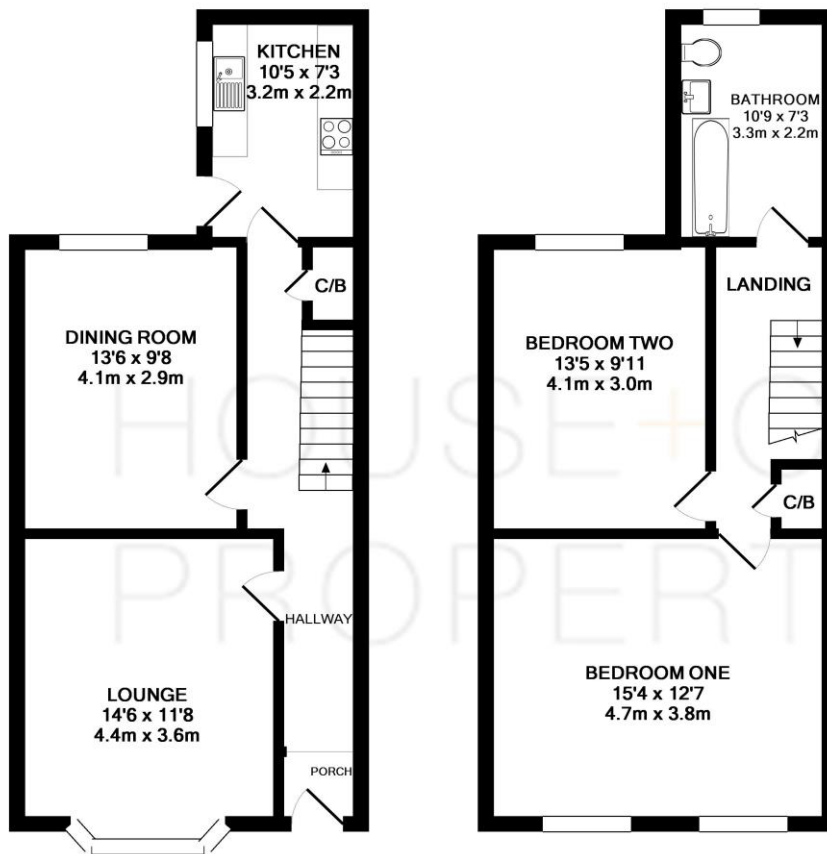
Franklyn Street Bristol BS2 9LD • Offers In Excess Of £335,000



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

NO CHAIN!
SOUGHT AFTER LOCATION
BAY LOUNGE
SCOPE TO EXTEND
AGREED PLANNING
SEPERATE DINER
MODERN GALLEY KITCHEN
FULL WIDTH MASTER BEDROOM

Set in the heart of popular St. Agnes within an arms reach of St. Agnes Park, St Pauls adventure playground, good schools and walking distance to the City Centre sits this well presented and spacious two bedroom period home with agreed planning for a single storey rear extension, with first floor balcony. The property comprises of an entrance hallway leading to a bay lounge, separate diner and a galley style kitchen to the ground floor along with two double bedrooms and family bathroom to the first floor. Further benefits include; gas central heating, double glazing, period features and an enclosed low maintenance rear garden with a raised decking area 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
Made with Metropix ©2018



Room sizes

GROUND FLOOR

Entrance Porch

Hallway

Lounge 14' 6" x 11' 8" (4.42m x 3.55m)

Dining Room 13' 6" x 9' 8" (4.11m x 2.94m)

Kitchen 10' 5" x 7' 3" (3.17m x 2.21m)

FIRST FLOOR

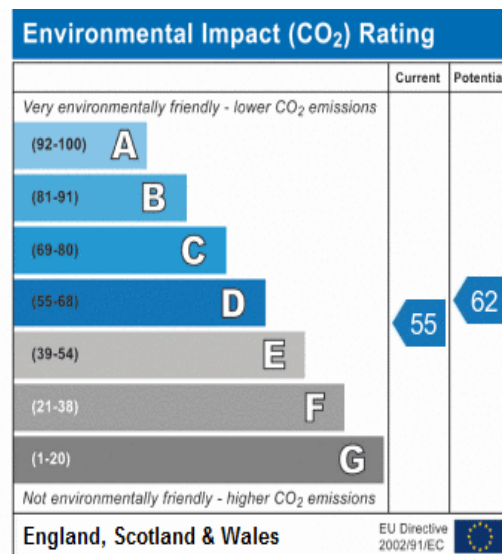
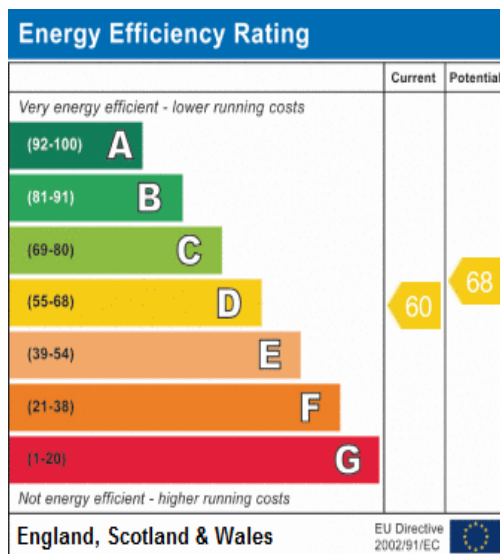
Landing

Bedroom One 15' 4" x 12' 7" (4.67m x 3.83m)

Bedroom Two 13' 5" x 9' 11" (4.09m x 3.02m)

Bathroom 10' 9" x 7' 3" (3.27m x 2.21m)





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.