

## Granville Street Bristol BS5 9SP • Offers In Excess Of £225,000



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

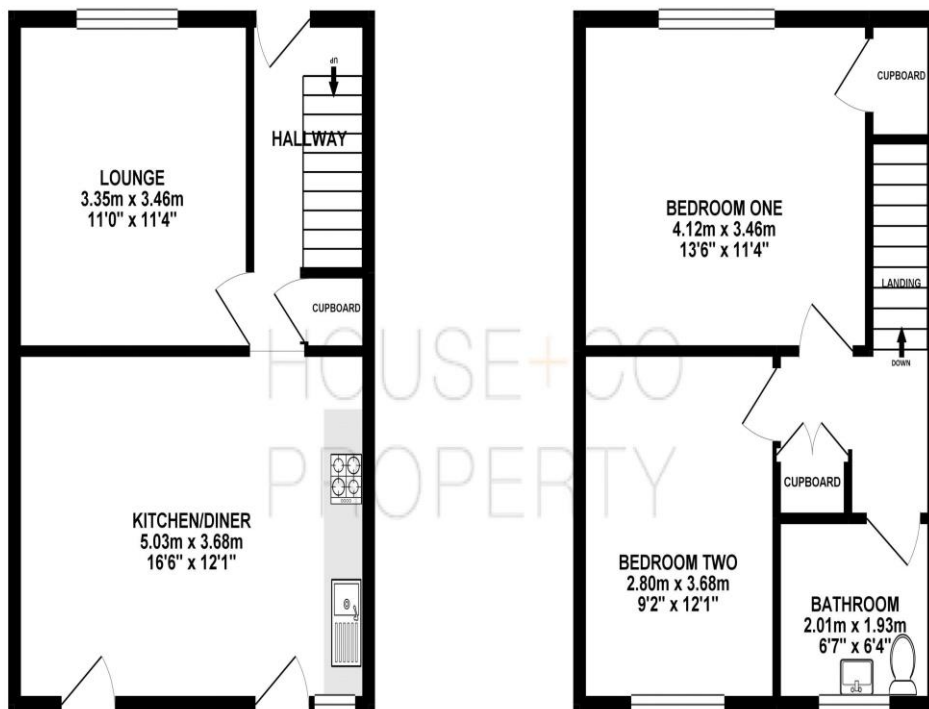
**VICTORIAN TERRACE  
TWO DOUBLE BEDROOMS  
UPSTAIRS SHOWER ROOM  
CLOSE TO NETHAM PARK  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
COURTYARD GARDEN**

Victorian Terrace located in Barton Hill, with great access to Redfield and St George, walking distance to Church Road with all its amenities, Lawrence Hill train station and the City Centre! Property comprising of lounge, open plan kitchen/dining room with doors leading to the garden. Upstairs offering, two good sized bedrooms and wet room/bathroom! Further benefits include gas central heating and double glazing. A great first time buy in a popular location. Please call now and book in to see this property before it goes!



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

11' 4" x 11' 0" (3.45m x 3.35m)

Kitchen/Diner

16' 6" x 12' 1" (5.03m x 3.68m)

### FIRST FLOOR

Landing

Bedroom One

13' 6" x 11' 4" (4.11m x 3.45m)

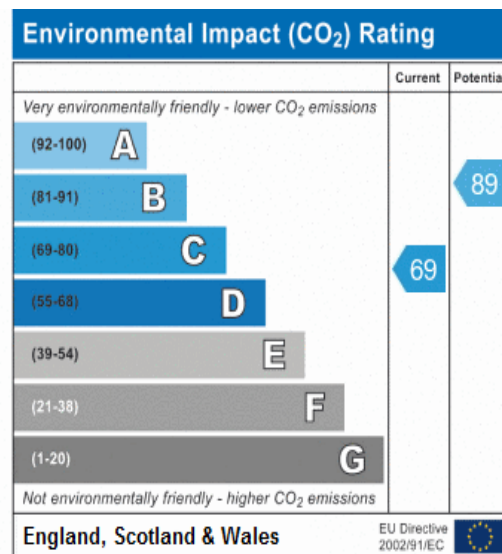
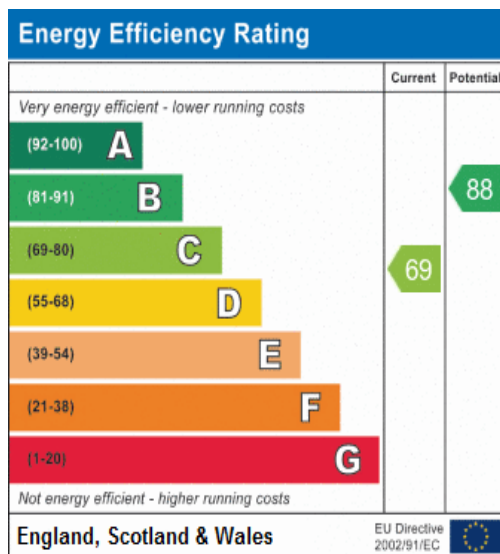
Bedroom Two

12' 1" x 9' 2" (3.68m x 2.79m)

Bathroom

6' 4" x 6' 7" (1.93m x 2.01m)





## 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.