

Seneca Street Bristol BS5 8DX • Offers In Excess Of £300,000



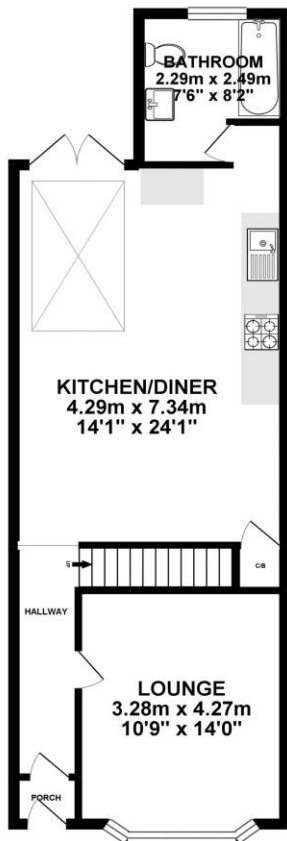
2 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE:

VICTORIAN TERRACE
LOUNGE WITH BAY
WOOD BURNER
EXTENDED KITCHEN
TWO DOUBLE BEDROOMS
STUDY
DOWNSTAIRS BATHROOM
UPSTAIRS W.C
LANDSCAPED GARDEN
CLOSE TO ST GEORGE PARK

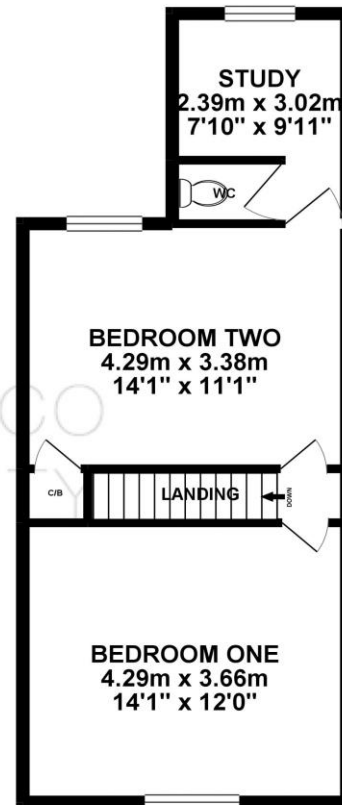
Beautifully presented Victorian terrace located in St George, within walking distance of St George Park and the local shops, cafe's and deli's that Church Road has to offer. This lovely home comprises, in brief, an entrance hall with stripped floorboards. The lounge has a bay window and a wood burner creating a cosy space. The stunning extended kitchen/diner has a modern shaker style kitchen with wooden worktops, stylish tiles and space for all your appliances. The glass roof ensures that light floods into the dining space along with double doors leading out to the garden. Further to the rear you'll find a stylish bathroom suite with bath and shower. Upstairs offers two light and airy full width double bedrooms along with a fantastic additional study/nursery space and a separate W.C. Outside is a westerly facing courtyard garden with natural stone paving creating a perfect spot to enjoy the afternoon and early evening sun. So much thought has gone into this home, which is now ready for it's new owners. Please call to view, it won't be available for long!



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.
Made with Metropix ©2019



Room sizes

GROUND FLOOR

Entrance Porch

Hallway

Lounge

14' 0" x 10' 9" (4.26m x 3.27m)

Kitchen/Diner

24' 1" x 14' 1" (7.34m x 4.29m)

Bathroom

8' 2" x 7' 6" (2.49m x 2.28m)

FIRST FLOOR

Landing

Bedroom One

14' 1" x 12' 0" (4.29m x 3.65m)

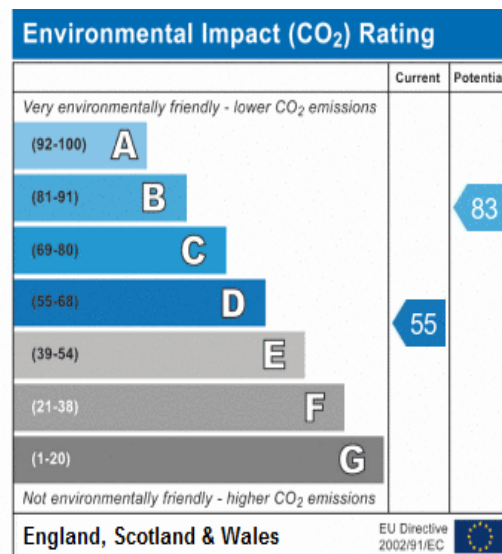
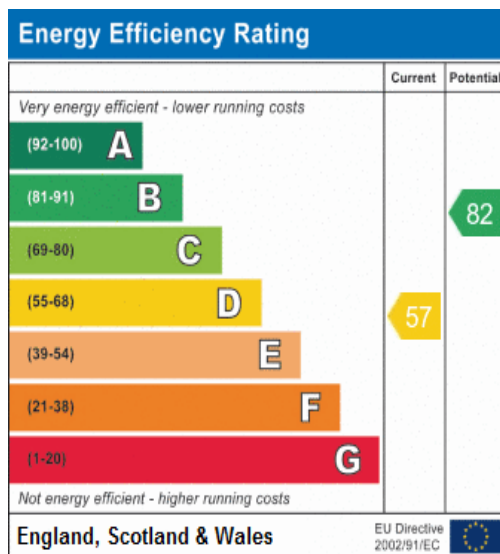
Bedroom Two

14' 1" x 11' 1" (4.29m x 3.38m)

Study

9' 11" x 7' 10" (3.02m x 2.39m)

WC



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.