

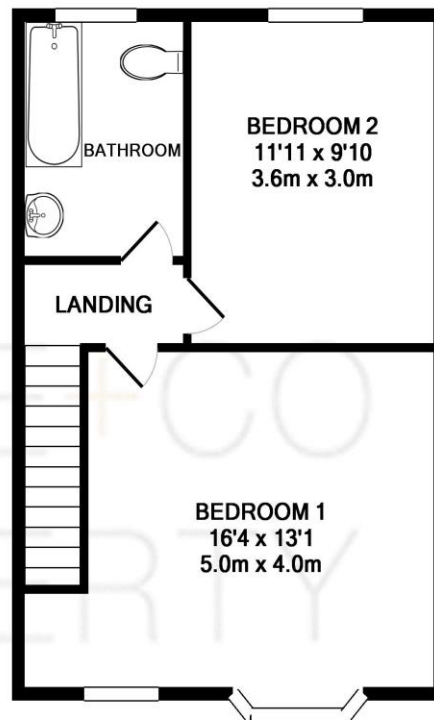
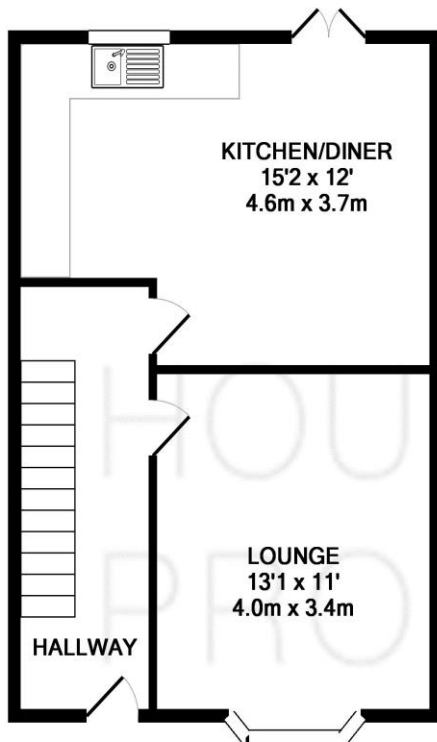
Witchell Road Bristol BS5 9LF • £285,000



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

TWO DOUBLE BEDROOMS
MODERN OPEN PLAN KITCHEN/DINER
WESTERLY FACING GARDEN
DOUBLE GLAZING
COMBINATION BOILER
JUST OFF CHURCH ROAD

We are delighted to present this beautiful two double bedroom property in the heart of Redfield. With excellent access to Church Road with all its amenities, local transport links and close to the Bristol to Bath cycle path. Property comprising of, stripped wooden floors in the hallway, bay fronted lounge, open plan kitchen dining room with French doors leading to an enclosed westerly facing garden. Upstairs offering a modern family bathroom and two double bedrooms. Further benefits include, UPVC double glazing throughout and combination boiler. Call now to arrange a viewing.



GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 809 SQ.FT. (75.2 SQ.M.)

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

13' 1" x 11' 0" (3.98m x 3.35m)

Kitchen/Diner

15' 2" x 12' 0" (4.62m x 3.65m)

FIRST FLOOR

Landing

Bathroom

Bedroom One

16' 4" x 13' 1" (4.97m x 3.98m)

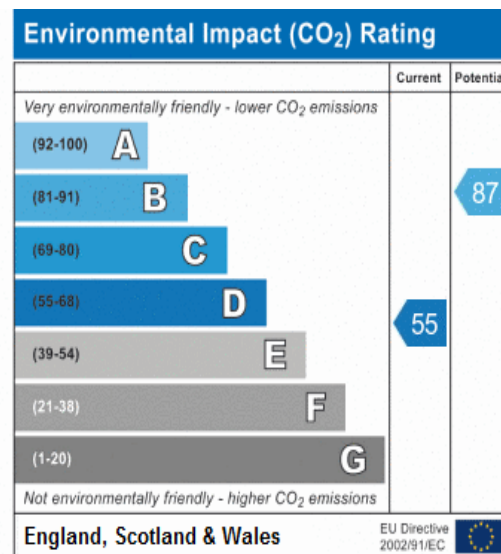
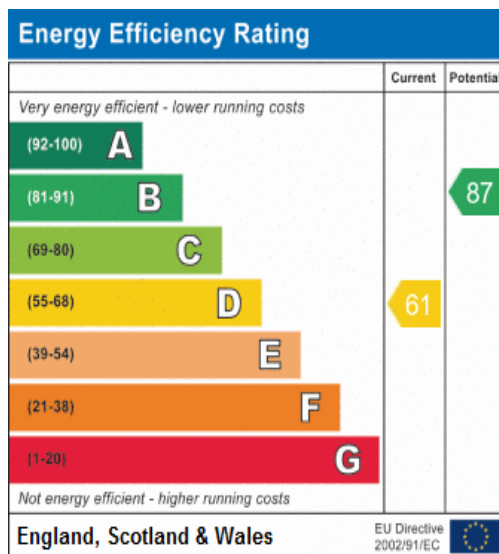
Bedroom Two

11' 11" x 9' 10" (3.63m x 2.99m)



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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.

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House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

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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.