

Grindell Road Bristol BS5 9PG • **OIEO £325,000**



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

**NO CHAIN**  
**MASTER ENSUITE**  
**COPPER FINISHED MODERN KITCHEN**  
**FOUR-PIECE SUITE BATHROOM**  
**BAY LOUNGE**  
**SOUGHT AFTER LOCATION**  
**NETHAM PLAYING FIELDS NEARBY**  
**THREE BEDROOMS**  
**DOUBLE BAY FRONTED**  
**RENOVATED THROUGHOUT**

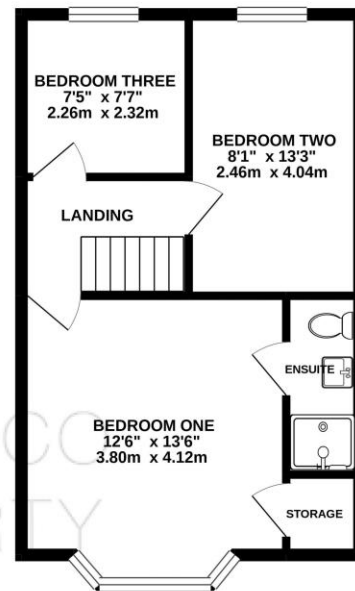
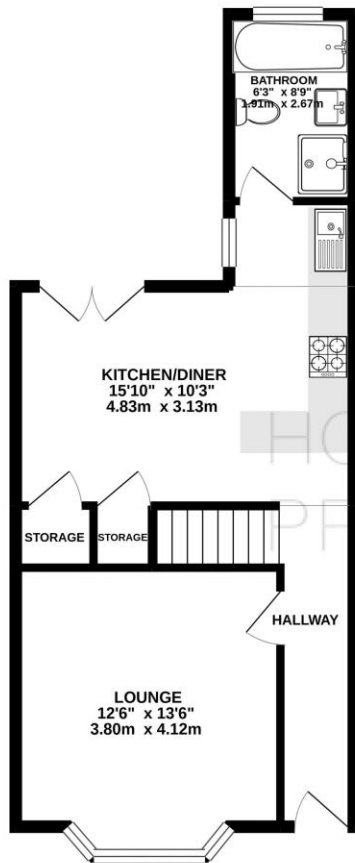
Set within a stone's throw of Netham Playing Fields, Church Road five star rated cafes, bars, restaurants, artisan bakery and the popular St George's Park greenery sits this recently renovated and extended three bedroom period home; Ideal for first time buyers and investors alike! The property comprises of a light and airy entrance hallway leading to a spacious bay lounge, full-width dining area open to a copper finished contemporary kitchen area with integrated appliances and a four-piece suite luxury bathroom to the ground floor along with three bedrooms [full-width master bedroom] and a master ensuite & walk-in wardrobe to the first floor. Further benefits include; gas central heating, double glazing, enclosed and private south facing rear garden laid mainly to patio, £1,300PCM approx rental value and **NO CHAIN!**



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

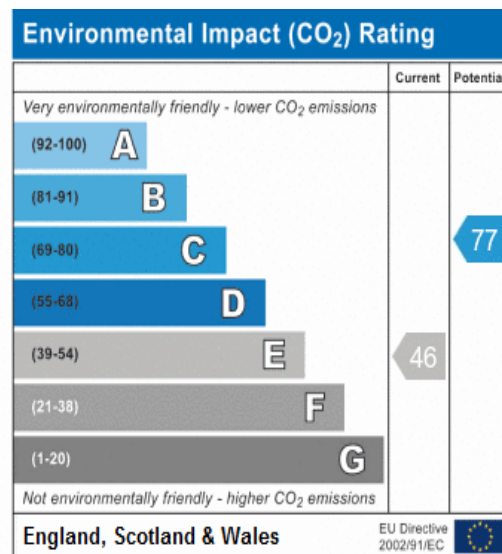
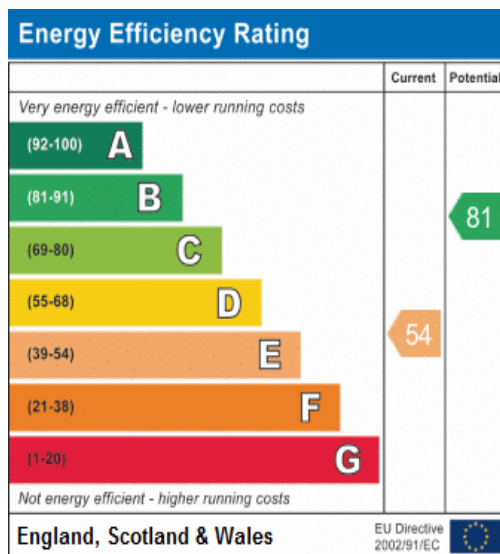
### GROUND FLOOR

|               |                                  |
|---------------|----------------------------------|
| Lounge        | 13' 6" x 12' 6" (4.11m x 3.81m)  |
| Kitchen/Diner | 15' 10" x 10' 3" (4.82m x 3.12m) |
| Bathroom      | 8' 9" x 6' 3" (2.66m x 1.90m)    |

### FIRST FLOOR

|               |                                 |
|---------------|---------------------------------|
| Landing       |                                 |
| Bedroom One   | 12' 6" x 13' 6" (3.81m x 4.11m) |
| Ensuite       |                                 |
| Bedroom Two   | 8' 1" x 13' 3" (2.46m x 4.04m)  |
| Bedroom Three | 7' 7" x 7' 5" (2.31m x 2.26m)   |





## 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.