

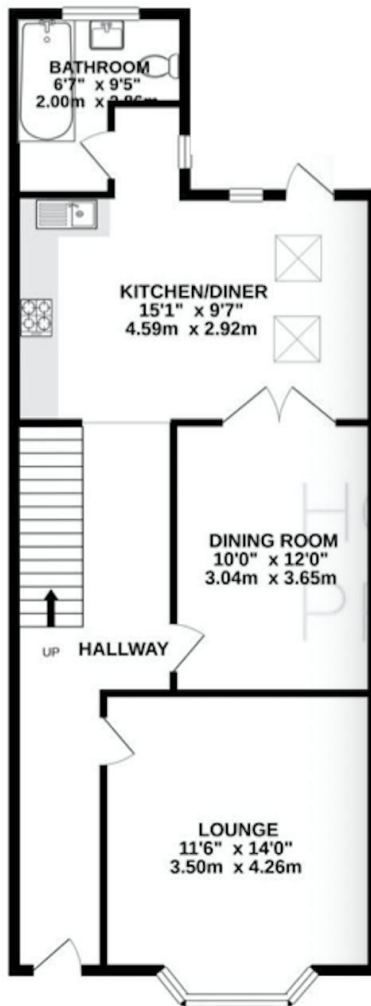
## Roseberry Road Bristol BS5 9QB • Offers Excess Of £320,000



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

NO CHAIN  
THREE BEDROOMS  
LANDSCAPED GARDENS  
DOUBLE BAY FRONT  
EXTENDED  
FULL-WIDTH KITCHEN/BREAKFAST  
SEPERATE DINER  
SOUGHT AFTER LOCATION  
PERIOD FEATURES  
SNUG AREA

Landscape garden area and extended sit this beautifully presented and spacious three bedroom period home, located within walking distance to St George's Park, Netham Playing Fields, Lawrence Hill Train Station, City Centre and Church Road; one of Bristol most vibrant high streets with its 5 star rated cafe's, restaurants and artisan bakery. The property comprises of an entrance hallway leading to a bay lounge area, separate dining room opening to a full-width kitchen/breakfast area and a modern family bathroom to the ground floor along with three bedrooms and luxury shower room to the first floor. Further benefits includes; Gas central heating via combination boiler, double glazing, period features, exposed floor-boards, velux windows, landscaped garden area laid mainly to stone with 'snug' area to the rear and NO CHAIN!





## Room sizes

### GROUND FLOOR

Hallway

Lounge

14' 0" x 11' 6" (4.26m x 3.50m)

Dining Room

12' 0" x 10' 0" (3.65m x 3.05m)

Kitchen/Diner

15' 1" x 9' 7" (4.59m x 2.92m)

Bathroom

9' 5" x 6' 7" (2.87m x 2.01m)

### FIRST FLOOR

Landing

Bedroom One

15' 2" x 14' 3" (4.62m x 4.34m)

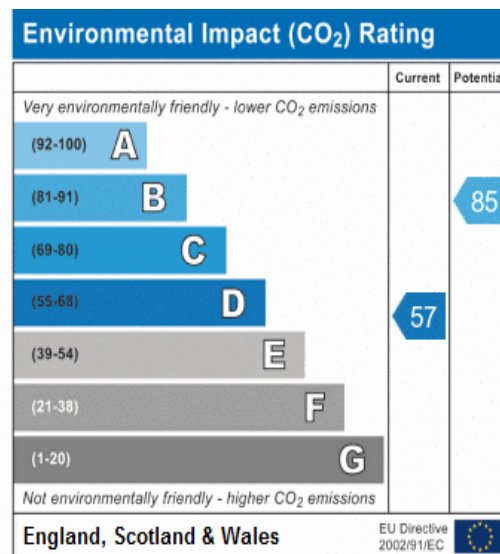
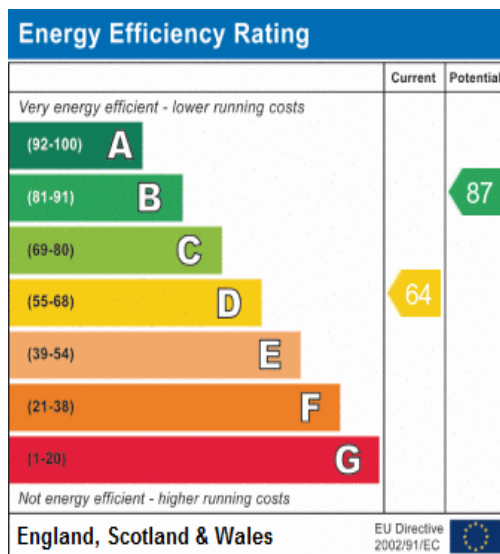
Bedroom Two

13' 5" x 9' 7" (4.09m x 2.92m)

Bedroom Three

11' 0" x 9' 3" (3.35m x 2.82m)





## 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.