

Newbridge Road St Annes Bristol BS4 4DJ • £230,000



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

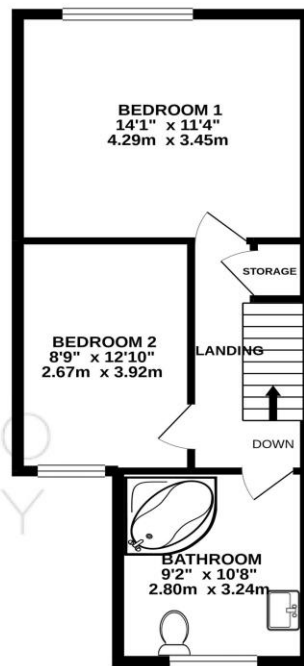
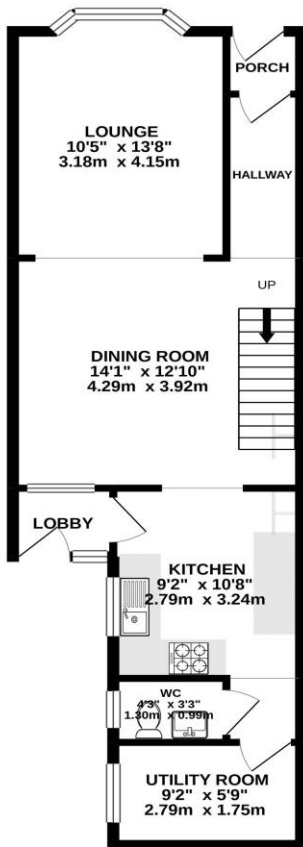
NO CHAIN
LONG REAR GARDEN
IN NEED OF MODERNISATION
2 DOUBLE BEDROOMS
LARGE UPSTAIRS BATHROOM
DOUBLE GLAZING
THROUGH LOUNGE / DINING ROOM
INCREASINGLY POPULAR AREA

Set overlooking local greenery and close to the Netham River and the local shops and takeaways of St Annes Park is this victorian style house which whilst IN NEED OF UPDATING offers a great opportunity for a buyer with its long garden to the rear and well proportioned rooms. Comprising inner porch and hallway leading to an open plan lounge/dining room, kitchen, rear lobby, cloakroom and utility room to the ground floor and 2 double bedrooms and spacious bathroom above. With double glazing, a Vaillant combination boiler supplying hot water (not central heating) and NO CHAIN the house is ideal for a buyer looking to do work to a property and stamp their mark on a property.



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 ©2020



Room sizes

GROUND FLOOR

Hallway

Lounge

13' 8" x 10' 5" (4.16m x 3.17m)

Dining Room

14' 1" x 12' 10" (4.29m x 3.91m)

Kitchen

10' 8" x 9' 2" (3.25m x 2.79m)

WC

4' 3" x 3' 3" (1.29m x 0.99m)

Utility Room

9' 2" x 5' 9" (2.79m x 1.75m)

FIRST FLOOR

Landing

Bedroom 1

14' 1" x 11' 4" (4.29m x 3.45m)

Bedroom 2

12' 10" x 8' 9" (3.91m x 2.66m)

Bathroom

9' 2" x 10' 8" (2.79m x 3.25m)

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.