

Heyford Avenue Bristol BS5 6UD • £330,000



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

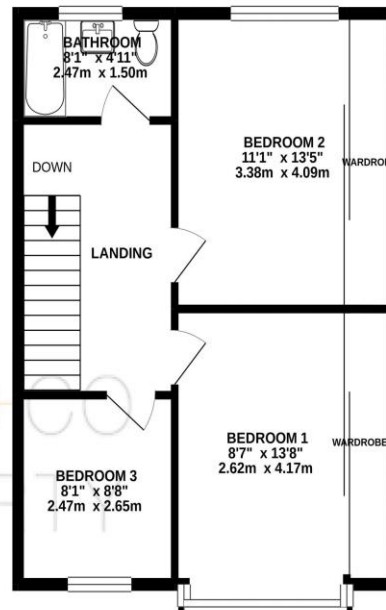
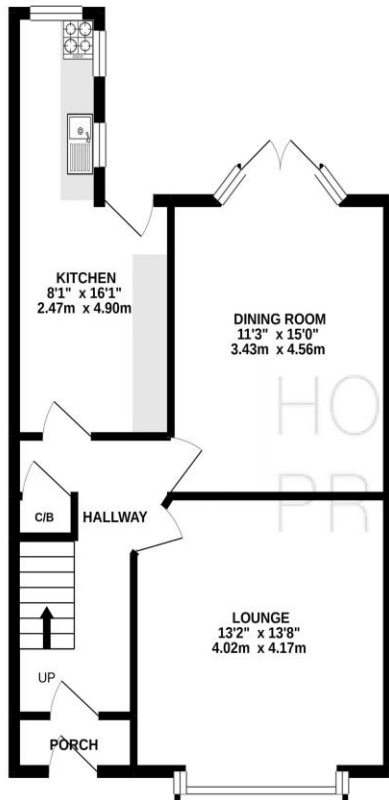
1930's TERRACE
LOUNGE DINER WITH BAY
EXTENDED KITCHEN
THREE BEDROOMS
UPSTAIRS BATHROOM
ORIGINAL FEATURES
GOOD LOCAL SCHOOLS
NEXT TO PURDOWN
GAS CENTRAL HEATING
NO CHAIN

A fantastic opportunity to buy this lovely 1930's terrace in a prime spot backing onto the PURDOWN nature reserve. This home has huge potential and is in easy reach of both Fairfield and Glenfrome schools. Enjoying an elevated position the property comprises of entrance hallway with original door and stained glass, lounge diner with bay windows to front and rear. The kitchen is extended and provides another access to the garden. Upstairs you'll find two double bedrooms with fitted wardrobes, a single and a family size bathroom. Outside to the rear is a generous size garden with a nice mixture of patio, lawn, mature plants and shrubs And backs onto to the beautiful PURDOWN estate. Further benefits include gas central heating, double glazing and No onward 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

Hallway

Lounge

9' 1" x 2' 0" (2.77m x 0.61m)

Dining Room

15' 0" x 11' 3" (4.57m x 3.43m)

Kitchen

16' 1" x 8' 1" (4.90m x 2.46m)

FIRST FLOOR

Landing

Bedroom 1

13' 8" x 8' 7" (4.16m x 2.61m)

Bedroom 2

13' 5" x 11' 1" (4.09m x 3.38m)

Bedroom 3

8' 8" x 8' 1" (2.64m x 2.46m)

Bathroom

8' 1" x 4' 11" (2.46m x 1.50m)



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.