

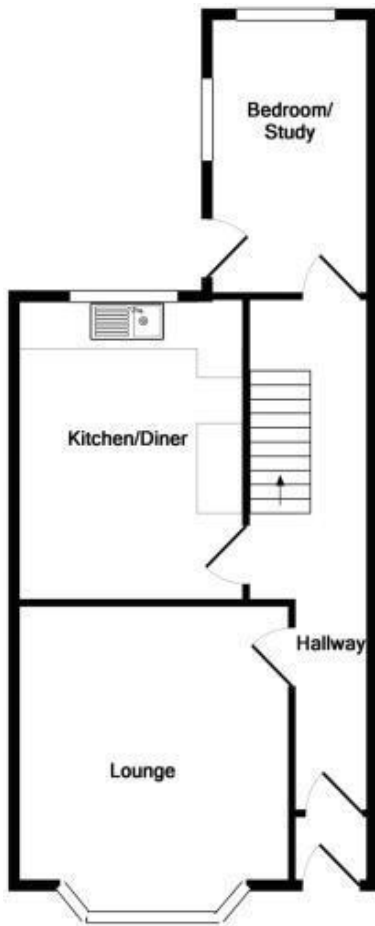
## Belton Road Bristol BS5 0JS • OIEO £300,000



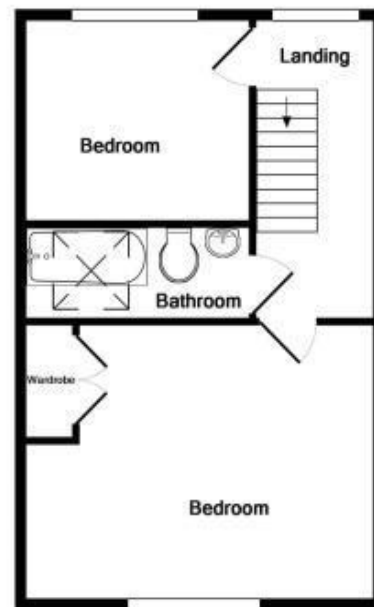
2 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

WELL PRESENTED  
PERIOD FEATURES  
KITCHEN/DINER  
STUDY/OFFICE ROOM  
BAY LOUNGE  
SOUTH-WEST FACING REAR GARDEN  
IDEAL FOR FTB & INVESTORS  
COMBINATION BOILER  
DOUBLE GLAZING

'The Green House' A beautifully presented and spacious two bedroom period home positioned in the heart of the thriving BS5 community, lovingly enhanced with beautiful interior design throughout. Nestled between the popular neighbourhoods of Greenbank and Easton, within an arm's reach of the Bristol to Bath cycle path and St. Marks Road; "one of Bristol's most vibrant, creative and colourful streets" with 5\* rated cafes and restaurants. The property comprises of an entrance hallway leading to a bay lounge, contemporary kitchen/diner and study/office room to the ground floor along with two double bedrooms and a modern light and airy bathroom with velux window to the first floor. Further benefits include: gas central heating, double glazing, period features and a south-west facing low maintenance rear garden laid mainly to patio; Ideal for first time buyers and investors alike!



Ground Floor  
Approx. Floor  
Area 482 Sq.Ft.  
(44.8 Sq.M.)



First Floor  
Approx. Floor  
Area 387 Sq.Ft.  
(36.0 Sq.M.)

Total Approx. Floor Area 870 Sq.Ft. (80.8 Sq.M.)  
For illustrative purposes only  
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## Room sizes

### GROUND FLOOR

Hallway

Lounge

15' 11" x 11' 9" (4.85m x 3.58m)

Kitchen/Diner

13' 2" x 9' 5" (4.01m x 2.87m)

Bedroom 3 / Study

### FIRST FLOOR

Landing

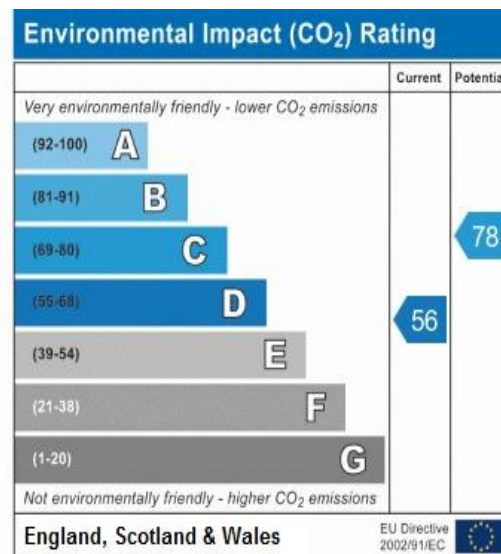
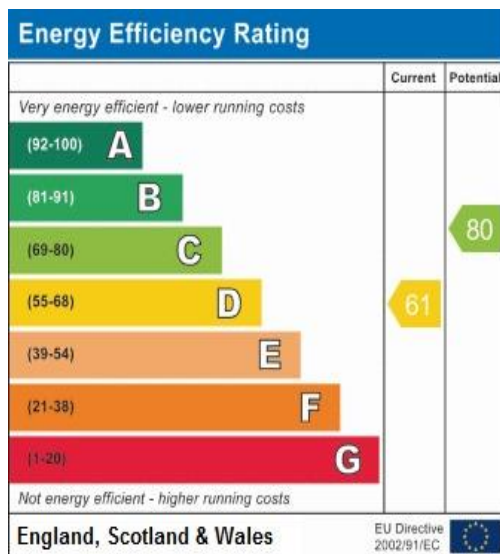
Bedroom 1

15' 3" x 12' 1" (4.64m x 3.68m)

Bedroom 2

Bathroom





## 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.