

Battenburg Road Bristol BS5 7LZ • £300,000



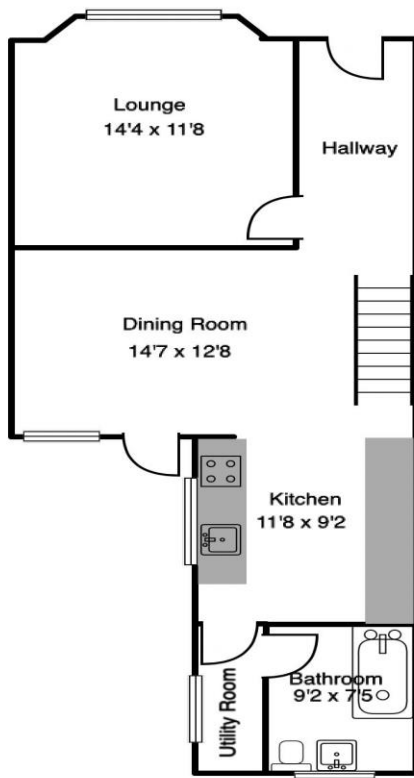
3 BEDROOMS • 1 BATHROOM • 2 RECEPTIONS • TENURE: Freehold

VICTORIAN TERRACE
THREE DOUBLE BEDROOMS
REAR GARDEN
FULL WIDTH DINING ROOM
MODERN KITCHEN
DOWNSTAIRS BATHROOM
DOUBLE GLAZING
GAS CENTRAL HEATING

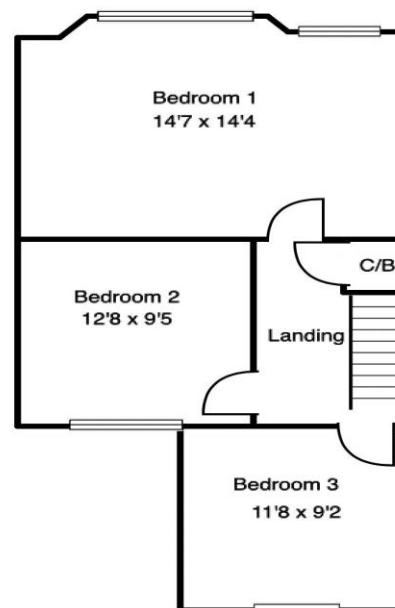
Well presented 3 DOUBLE BEDROOM Victorian terrace located on a popular road in St George within easy reach of Church Road and its many shops, cafes and bars. This lovely home comprises of entrance hallway, bayed lounge, full width dining room with doors to the garden. There's a great size modern kitchen and downstairs bathroom and utility area. Upstairs you'll find three double bedrooms with the master running across the front of the property. Further benefits include a lovely rear garden, gas central heating and double glazing. Ideally positioned to local shops and bus routes into the city this is a great size home and sure to create lots of interest!



GROUND FLOOR



1ST FLOOR



For illustration purposes only. Not to scale. - Drawplan



Room sizes

GROUND FLOOR

Hallway

Lounge 14' 4" x 11' 8" (4.37m x 3.55m)

Dining Room 14' 7" x 12' 8" (4.44m x 3.86m)

Kitchen 11' 8" x 9' 2" (3.55m x 2.79m)

Utility Room 0' 0" x 0' 0" (0.00m x 0.00m)

FIRST FLOOR

Landing

Bedroom 1 14' 7" x 14' 4" (4.44m x 4.37m)

Bedroom 2 12' 8" x 9' 5" (3.86m x 2.87m)

Bedroom 3 11' 8" x 9' 2" (3.55m x 2.79m)



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.