

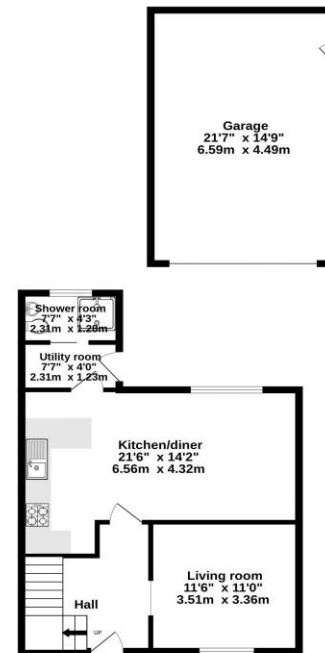


- **Fantastic Three Bedroom Family Home**
- **Wonderful Rear Garden**
- **Garage/Workshop**

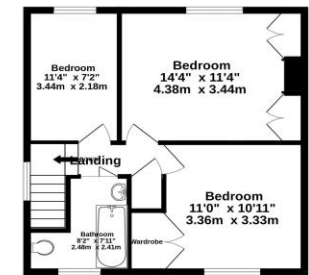
- **Lounge**
- **Kitchen/Diner**
- **Bathroom & Shower Room**

Parks Sales & Lettings are delighted to offer this very loved Semi Detached three bedroom family home that is now in need of some updating but offers a fabulous space both internally and externally and boasting far reaching views and an excellent location for accessing all the fabulous amenities that BS5 has to offer. Accommodation comprises, front living room with large bow window to the front aspect, an open plan kitchen/dining room with large window overlooking the lovely garden to the rear and door to utility and shower room with WC. To the first floor can be found three bedrooms all of great proportion and with wonderful views across Bristol City Centre together with a three piece family bathroom and access to loft space. This property further offers an incredible garden to the rear that offers the perfect space for any budding gardener or family needs and backs onto allotments and feels very private and not overlooked. There is also the huge benefit from side vehicle access to the incredible garage/workshop with electric door, parking space to the front and gateway to the garden. This property is double glazed, gas central heating and offered with no onward chain, viewing is highly recommended.

Ground Floor  
862 sq.ft. (80.0 sq.m.) approx.



1st Floor  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1339 sq.ft. (124.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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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Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.