



- First Floor Victorian Style Flat
- Lounge With Bay Window
- Seperate Kitchen

- Double Bedroom
- Bathroom
- Double Glazing & Gas Central Heating

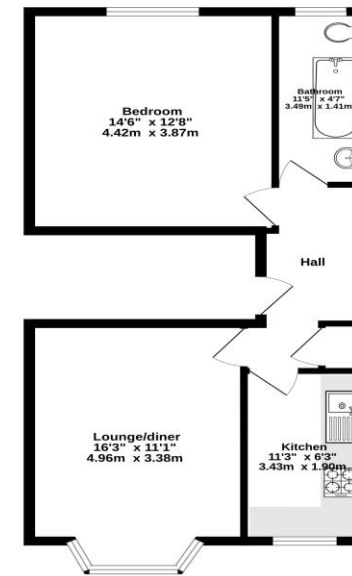
Parks Sales & Lettings are delighted to offer this First Floor Flat situated in this lovely Victorian conversion offering excellent access to Fishponds High Street with all its variety of shops and eateries together with local Parks and fantastic bus route into Bristol City Centre.

Accommodation comprises, communal entrance hallway with stairs leading to the first and second floor flats, the flat comprises of hallway with door to front living room with a lovely double glazed bay window to the front aspect which makes this a very light and airy room.

There is also a separate kitchen with a range of wall and base units and fitted hob and oven with a double glazed window to the front aspect. To the rear of the flat is a double bedroom with double glazed window to the rear and also a three piece bathroom to include a bathroom with shower over, WC and wash basin.

This property further benefits from gas central heating and is sold with no onward chain.

Ground Floor
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA - 543 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, 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 regulations shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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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.