



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

48d Toronto Road, Bristol, BS7 0JP

48d, Toronto Road, Bristol, BS7 0JP

£225,000

Quaint One-Bedroom Maisonette with Modern Comforts. This brilliant one bedroom maisonette offers a delightful blend of modern convenience and understated charm. The recently refitted kitchen and dining area provide a welcoming space for cooking and gathering with loved ones. With gas central heating and double glazing, comfort and practicality is assured. Sold without the complication of an onward chain, this property provides a hassle-free transition for its new owners. As an end of chain property, homeownership is made simple and straightforward. Conveniently situated near local amenities, including shops and services, this home offers practicality and ease of living. Inside, the living space exudes a cosy ambiance, accentuated by its vaulted ceiling features. The outlook over rooftops adds a touch of serenity, creating a peaceful retreat to call home. For those in search of a comfortable and hassle-free living experience, this charming maisonette offers a welcoming haven in a desirable location.

- First floor one bedroom mainsonette
- Superb, recently refitted kitchen / dining area
- Benefit of gas central heating and double glazing
- Sold with benefit of no onward chain
- Leasehold
- With in reach of local amenities



Accommodation

Communal Entrance

A communal entrance door and stair flight rising to the first floor and apartment D.

Hallway

Useful under stairs storage cupboard, stairs rising to the second floor and living area, UPVC double glazed window, radiator, double doors into kitchen/ dining area, ceiling spotlights.

Kitchen / Dining room

A super kitchen / dining area with wood affect laminate flooring, range of wall and floor units with worktops and upstands over. A five burner gas hob with extraction hood over, inset stainless steel sink and drainer positioned under a UPVC double glazed window, integrated microwave and oven, fridge / freezer and dishwasher, door to bedroom, radiator, door to shower room, ceiling spotlights.

Shower Room

Tiled flooring and walls, low-level WC, enclosed mains fed shower, wash hand basin and pedestal, heated towel rail, extractor fan, ceiling spotlights.

Bedroom

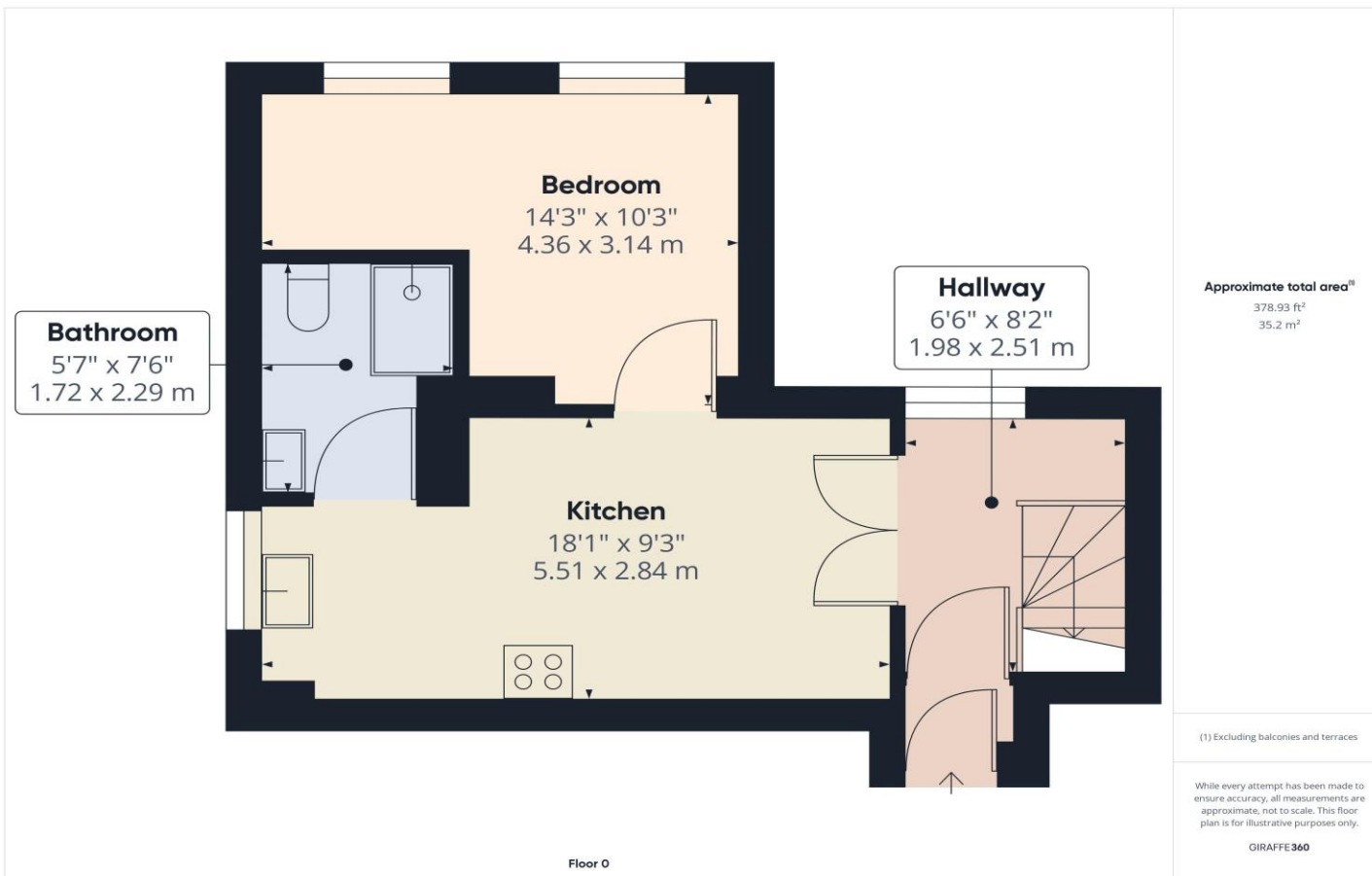
UPVC double glazed window, radiator, ceiling spotlights.

Stairs, rising from the hallway to the second floor.

Living Room

Impressive living space with wood affect laminate flooring, part sloping and vaulted ceiling features with various UPVC double glazed windows and skylight windows, two radiators, ceiling spotlights, eaves storage cupboard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

12 South Parade, Weston-super-Mare,
North Somerset, BS23 1JN

01934 815 053 info@davidplaister.co.uk

www.davidplaister.co.uk