



- Living Room
- Kitchen
- Cloakroom
- Three Bedrooms
- Bathroom
- Enclosed Garden
- No chain

1b Valma Rocks, Bristol, BS5 8SY  
£310,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Hallway  
Kitchen  
Cloakroom  
Living Room  
Landing  
Bedroom  
Bedroom  
Bedroom  
Bedroom  
Bathroom  
Bathroom
- 9'5" x 8'6" (2.88m x 2.60m)  
6'0" x 3'4" (1.84m x 1.04m)  
14'6" x 11'5" (4.42m x 3.48m)  
63.31 m<sup>2</sup>  
681.48 ft<sup>2</sup>  
Approximate total area
- (1) Excluding balconies and terraces.
- While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.  
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PROPERTY TYPE House  
BEDROOMS 3  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING C  
COUNCIL TAX BAND B



Well presented three bedroom modern style end of terrace home, entrance hallway, good size lounge/diner, with rear decking and panoramic views towards the city, kitchen, and downstairs w.c.

At the first floor are three bedrooms and a family bathroom suite in white.

With off street parking to front, and an enclosed, decked terraced rear garden, a viewing is highly recommended.



### the location

Superb location set on the edge of the River Avon, Crews Hole, Conham river park and Troopers Hill nature reserve. There are local shopping facilities at nearby Nags Head Hill, Hanham high street and Church Road, St George. Plus excellent commuter access to both Bristol and Bath.

*The property is offered for sale with no onward chain.*

### just a thought...

Behind this humble exterior, lies a modern, well laid out home, in an extremely interesting and characterful area, with outstanding views. Why live on a modern housing estate when you could live here with the river literally on your doorstep?