



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from are advised on information supplied by the seller. We have not had sight of the title document to view beforences to the tentre of a property, and check its availability.



PROPERTY TYPE House - Terraced
BEDROOMS 2
RECEPTION ROOMS null
BATHROOMS null

EPC RATING C

COUNCIL TAX BAND C







Situated within the highly desirable racecourse development within Downend.

With hallway, lounge, kitchen/dining room with oven, hob and extractor.

To the first floor can be found 2 bedrooms and a family bathroom.

Externally the property offers a designated off street parking space, front garden and a good size rear garden.

Energy Rating C. Council Tax Band C. Available 10/11/2025.







what the owners will miss

## the location

just a thought...