



## 24 Portland Street, Bristol, BS16 4PT Offers in excess of £260,000

**\*\* OFFERED WITH NO CHAIN \*\***

Welcome to Portland Street, Staple Hill, Bristol - a charming traditional mid-terrace house that is bursting with potential! This delightful property boasts 3 bedrooms, making it perfect for a growing family or those in need of extra space. Situated in the sought-after area north of the vibrant city of Bristol, this home offers a fantastic opportunity to create your dream living space.

Although this property requires modernisation, it presents a blank canvas for you to unleash your creativity and design a home that truly reflects your style and personality. With no chain involved, the process of making this house your own is made even smoother.

Imagine the possibilities - from creating a cosy living room where you can unwind after a long day to designing a beautiful kitchen where you can whip up delicious meals for your loved ones. The spacious bedrooms provide ample room for relaxation and personalisation, ensuring that everyone in the family has their own sanctuary.

Located in a convenient area north of Bristol, you'll have easy access to a range of amenities, schools, and transport links, making daily life a breeze. Don't miss out on this fantastic opportunity to transform this traditional mid-terrace house into the home of your dreams. Embrace the potential and make Portland Street your new address in Bristol!



**Disclaimer**

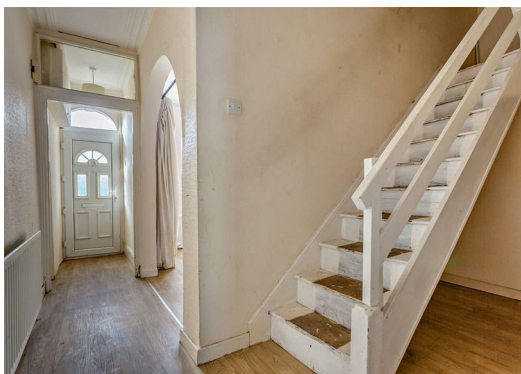
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

**SECTION 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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