

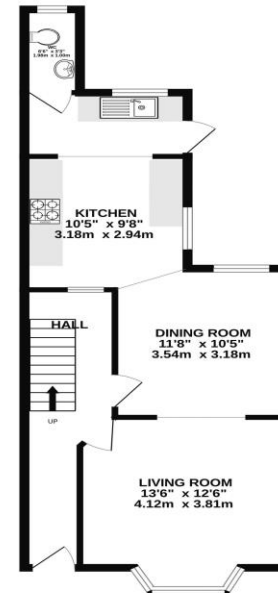


- Victorian style terrace
- Three bedrooms + first floor bathroom
- Central location in east Bristol

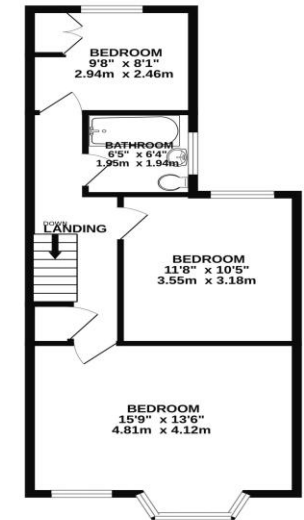
- Open plan living and dining space
- Enclosed rear garden with gated access
- Ground floor WC + understairs storage



GROUND FLOOR  
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Attention to measurements. This plan is for illustrative purposes only and should be read in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity 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.
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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.
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