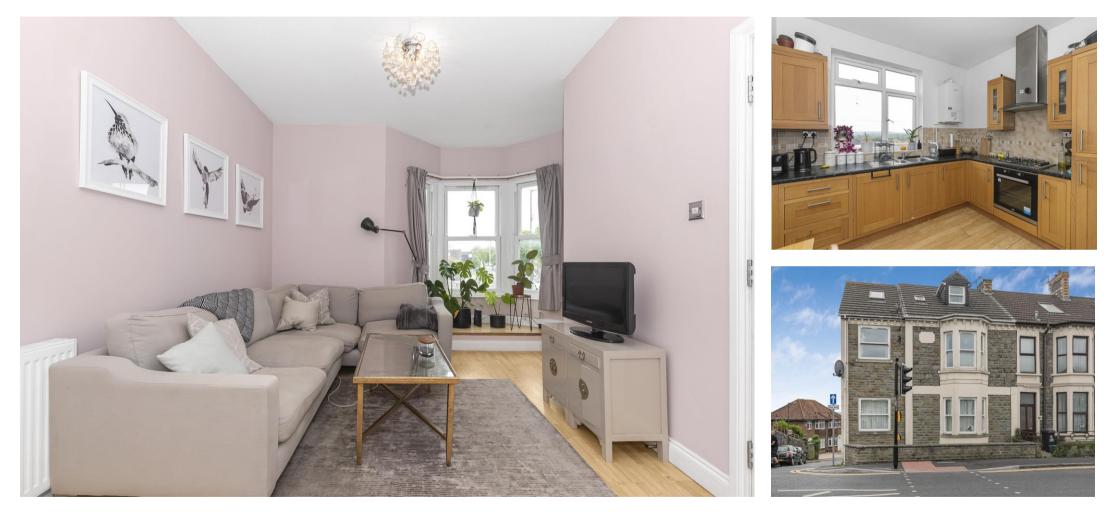


Flat 3, 140, Nags Head Hill, St George, Bristol, BS5 8QP £239,950 EPC Rating C



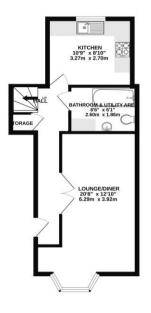
- Two-bedroom maisonette over two floors
- One bedroom with en-suite shower room
- Spacious living room and separate kitchen

- Shared off-street parking
- Close to local amenities and good transport links
- Suitable for first-time buyers or investors





GROUND FLOOR 441 sq.ft. (41.0 sq.m.) approx. 1ST FLOOR 427 sq.ft. (39.7 sq.m.) approx.





TOTAL FLOOR AREA: 868 sq.ft. (80.7 sq.m.) approx. Write every attempt has been made to ensure the accuracy of the floorplane contained here, measurement of bloor, windbase, can add any other times are approximately and no responsibility to blane the any enc of properties purposed and any any enclosed and any approximately and any enclosed and any any compactive purposed and any any enclosed and any approximately and any enclosed and any any any enclosed and any any enclosed and any approximately and any enclosed and any approximately any to the response and any enclosed and any approximately and any enclosed and any approximately any to the response and any enclosed and any approximately and the enclosed and any approximately and any enclosed and any approximately approximately and any enclosed and any approximately and any enclosed and any approximately approximately and any enclosed and any approximately and any enclosed and any approximately and any enclosed and any approximately approxi

Please note:

- 1. The photographs may have been taken using a wide angle lens.
- 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.
- 3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
- 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.
- 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.

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