

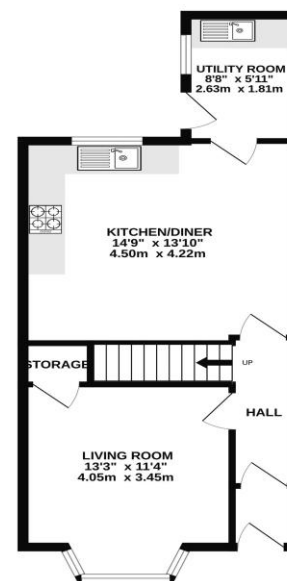


- Refurbished 2-bedroom terrace in popular St Pauls
- Bright, airy living space with fresh décor throughout
- Modern kitchen – perfect for everyday living or entertaining

- Two well-proportioned bedrooms
- Private rear courtyard – great for relaxing outdoors
- Short walk to Stokes Croft's cafes, bars, and independent shops



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA - 943 sq.ft. (87.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Please note:

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.
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.