



39a Meadow Vale
Speedwell, Bristol, BS5 7RD

Asking price £240,000



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Description

Ideal for first time buyers and investors alike sits this well presented two bedroom modern style end of terrace home! The property comprises of an entrance lobby leading into a 14ft lounge/diner opening to a contemporary kitchen area and a modern shower/wet room to the ground floor, along with two bedrooms to the first floor. Further benefits include; gas central heating, double glazing, off street parking, enclosed and private garden area laid mainly to lawn with a patio area.

- TWO BEDROOMS
- OFF STREET PARKING
- SHOWER/WET ROOM
- DOUBLE GLAZING
- MODERN KITCHEN
- POPULAR LOCATION
- GAS CENTRAL HEATING





Living Room
4.51 x 3.28 m
14'9" x 10'9"

Kitchen
3.15 x 1.84 m
10'3" x 6'0"

Bathroom
1.99 x 1.19 m
6'6" x 3'10"

Entry

Ground Floor

Bedroom One
2.85 x 2.73 m
9'4" x 8'11"

Bedroom Two
2.87 x 1.46 m
9'4" x 4'9"

Floor 2

HOUSE+CO
PROPERTY

Approximate total area⁽¹⁾

41.5 m²
447 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	76	93
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	79	95
England & Wales EU Directive 2002/91/EC		