

Mildred Street Bristol BS5 9QR • Offers In Excess Of £260,000



3 BEDROOMS • 2 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

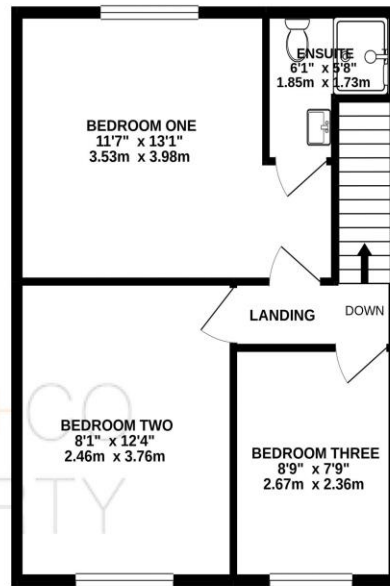
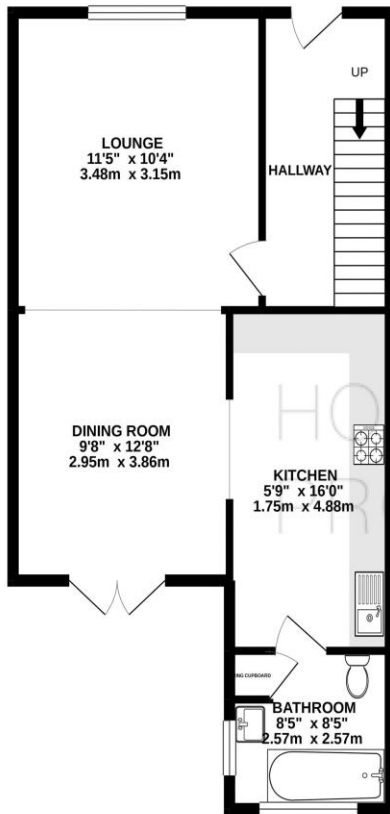
WELL PRESENTED
ENSUITE WITH MASTER
PLEASANT REAR GARDEN
MODERN FITTED KITCHEN
FAMILY BATHROOM
NO CHAIN
DOUBLE GLAZING
GAS CENTRAL HEATING

This well presented 3 bedroomed Victorian style house has well proportioned rooms and deceptively spacious living arrangement including a bathroom and further ensuite shower room and a pleasant rear garden. Comprising inner hallway leading to a through lounge/dining room in excess of 24 feet, open plan to a modern fitted kitchen and a family bathroom to the ground floor, above are 3 bedrooms and an ensuite shower room to the master bedroom. With Upvc double glazing, gas central heating and NO CHAIN the house is situated looking across to an iconic Banksy artwork, with good access into the city and Temple meads and to local greenery of Netham park. Ideal for first time buyers call now to book to view on 0117 9070020!



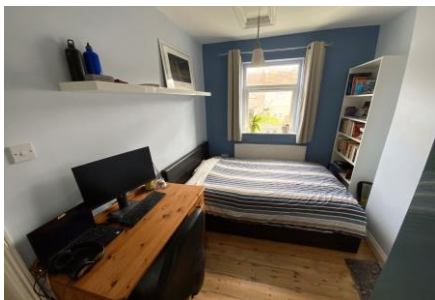
GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room sizes

GROUND FLOOR

Hallway

Lounge

11' 5" x 10' 4" (3.48m x 3.15m)

Dining Room

12' 8" x 9' 8" (3.86m x 2.94m)

Kitchen

16' 0" x 5' 9" (4.87m x 1.75m)

Bathroom

8' 5" x 8' 5" (2.56m x 2.56m)

FIRST FLOOR

Landing

Bedroom One

13' 1" x 11' 7" (3.98m x 3.53m)

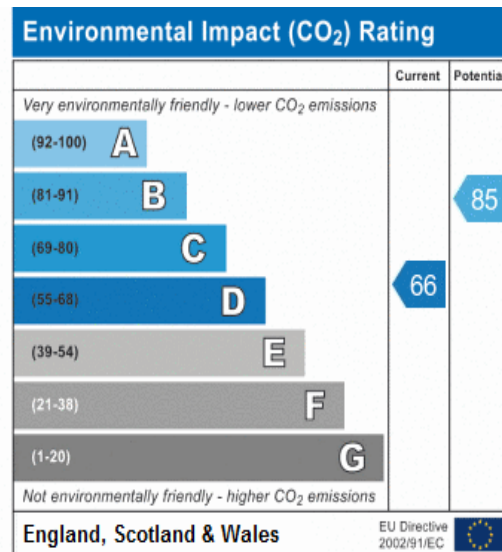
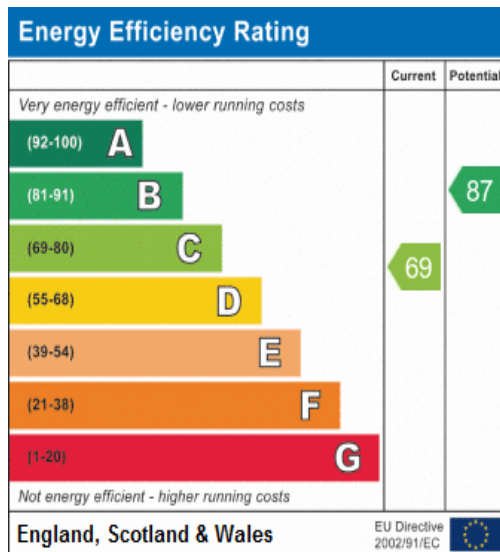
Ensuite

6' 1" x 5' 8" (1.85m x 1.73m)

Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m)





General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.