

**Flat 3, 14 Pendennis Road, Staple Hill, Bristol,  
BS16 5JB**

**£159,950**



Offered with no onward chain, is this splendid one bedroom first floor flat. The property is good order throughout and briefly comprises hallway, living area, fitted, kitchen, shower room and bedroom.

The property is just a stone's throw away from Staple Hill, High Street, offering local amenities, shops, takeaways, pubs and bus routes. The Bristol to Bath cycle track is minutes away and there is good access to the motorway network..

In our opinion we believe this property would be perfect for a first time buyer or Investors.

Energy rating C. Council Tax Band A.

**\*\*PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR\*\***

Hallway 4'3" x 2'9"

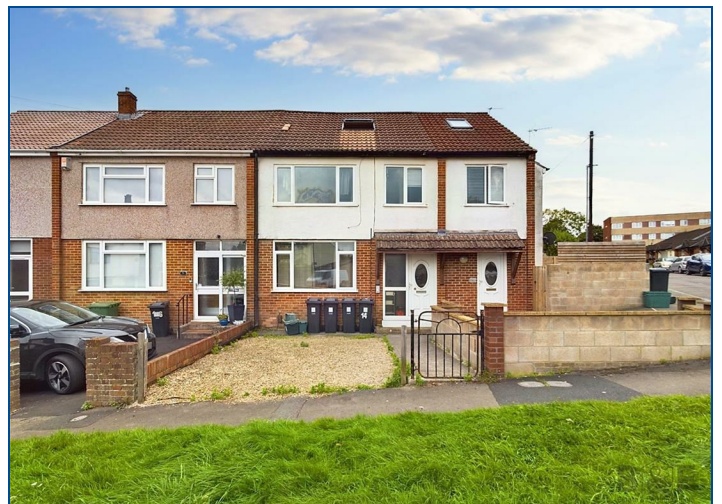
Living Room 11'1" x 10'5"

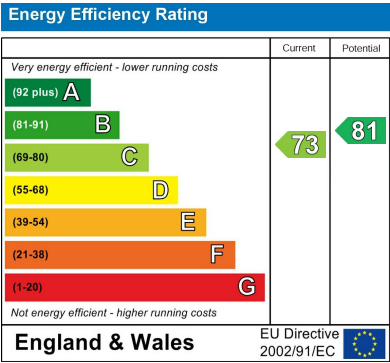
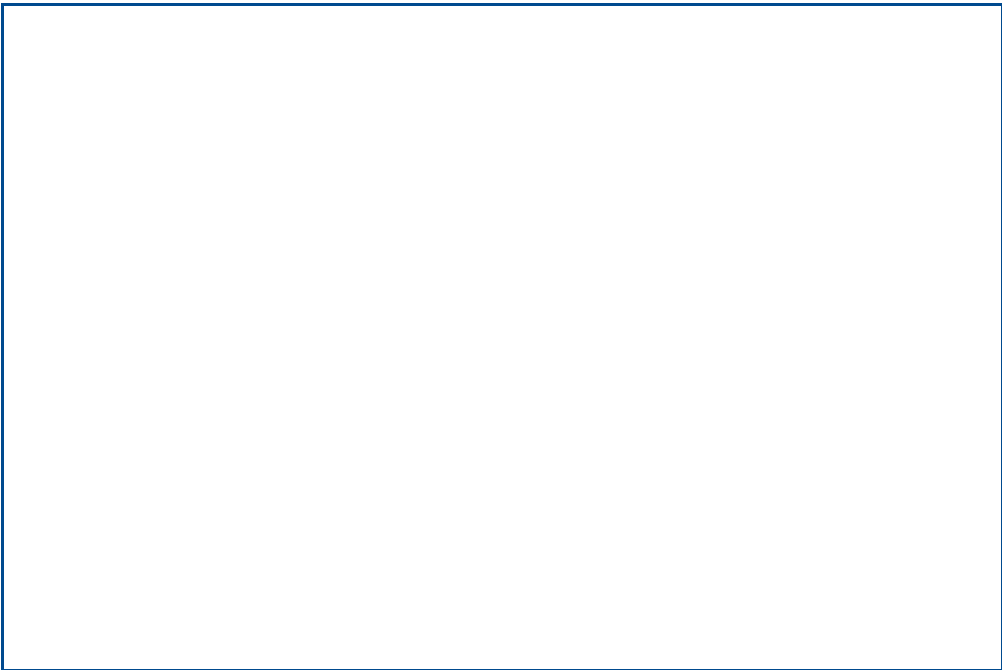
Kitchen 6'5" x 8'0"

Bathroom 4'3" x 7'2"

Bedroom 9'2" x 10'4"







MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.