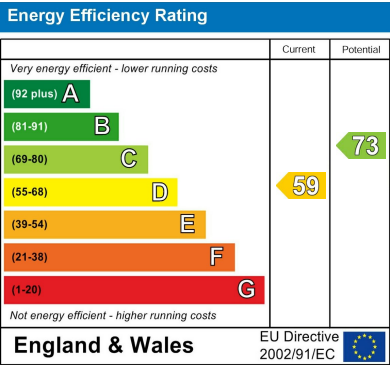


- Stunning Ground Floor Apartment
- Potential Off-Street Parking
- Gas Central Heating
- Close to Shops
- Must Be Viewed
- Lovely Enclosed Garden
- Double Glazing
- Period Conversion of Two Flats
- Kitchen/Breakfast Room
- Perfect First-Time-Buyer Home



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.

# Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk  
141 High Street, Staple Hill, Bristol, BS16 5HQ



Ground Floor Flat 17 Oaklands Road, Mangotsfield, Bristol, BS16 9EY  
£220,000





- Hallway
- Bedroom
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Outside
- Enclosed Garden
- Potential Off-Street Parking

RE AVAILABLE We are thrilled to offer for sale this absolute stunning one bedroom ground floor garden flat with enclosed garden. The property is in immaculate condition throughout and the accommodation comprises hallway via entry phone, double bedroom with bay window, living room, fitted kitchen/breakfast room with contemporary shaker style units and a built in oven and hob and door out to the garden, and modern bathroom with over bath shower. Other benefits include uPVC double glazing and gas central heating. There are no service charges on this property which is a massive bonus. Outside there is a lovely fully enclosed garden with hardstanding, which could easily convert to off-street parking (subject to the usual planning consent). Situated on this quiet road , yet close to local shops, with good access to Downend and the motorway network. We fully recommend an early internal inspection. Rarely do garden flats of this standard come to the open market in the local area. Energy Rating D. Council Tax Band A. No maintenance fees or ground rent.

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

