



**Connells**

East Street  
Bedminster Bristol

# East Street Bedminster Bristol BS3 4EY

for sale offers over  
**£259,950**



## Property Description

East Street is ideally located within the popular area of Bedminster, BS3 - with shops, bars and restaurants on the doorstep, great transport links, and within a short walk of the local Bedminster railway station as well as Wapping Wharf and central Bristol.

Agents Note; It is our understanding that the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

## Kitchen Living Area

26' 9" Max x 16' 11" Max ( 8.15m Max x 5.16m Max )

Living area

Double glazed window to the rear, radiator and TV point.

Kitchen

New fitted kitchen with a range of wall and base units with work surface over. Stainless steel sink drainer, washing machine, space for a fridge freezer, breakfast bar and double glazed window to the side

## Bedroom One

13' 8" x 8' ( 4.17m x 2.44m )

Double glazed window to the front and radiator

## Bedroom Two

12' 4" x 8' 9" ( 3.76m x 2.67m )

Double glazed window to the front and radiator

## Bathroom

Modern Bathroom suite with low level WC, panelled bath with mixer tap shower over , wash hand basin and radiator









EPC Rating: C

Tenure: Leasehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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