



**Connells**

Bishport Avenue  
Bristol





### Property Description

Two double bedrooms, Off street parking, Garden Chain free. This flat ticks so many boxes for first time buyers or investors alike. In short there is a private door to the side, Utility area, Fitted Kitchen, Gas central heating and is double glazed throughout. Within walking distance to shops and on a Bus route this flat has much to offer.

### Entrance Hall

Double glazed door to the side and storage cupboard

### Utility Room

Plumbing for a washing machine and work top.

### Kitchen

9' 5" x 5' 5" ( 2.87m x 1.65m )

Double glazed window to the rear, A range of wall and base units with work surfaces over, Plumbing for a Dishwasher and space for a fridge freezer, electric oven and hob and sink drainer

### Lounge

14' 8" x 11' 5" ( 4.47m x 3.48m )

Double glazed window to the front, TV point and radiator

### Bedroom One

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed windows to the front, radiator and cupboard

### Bedroom Two

10' 4" x 10' 6" ( 3.15m x 3.20m )

Double glazed window to the rear, radiator and wardrobes

### Bathroom

Double glazed window to the rear, Panelled bath with shower over, low level WC and wash

hand basin

### Rear Garden

Large private rear garden which is mainly laid to lawn and a brick built storage shed

### Off Street Parking

Parking for one car, dropped kerb and pathway to the side





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BMR310594](http://connells.co.uk/Property/BMR310594)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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