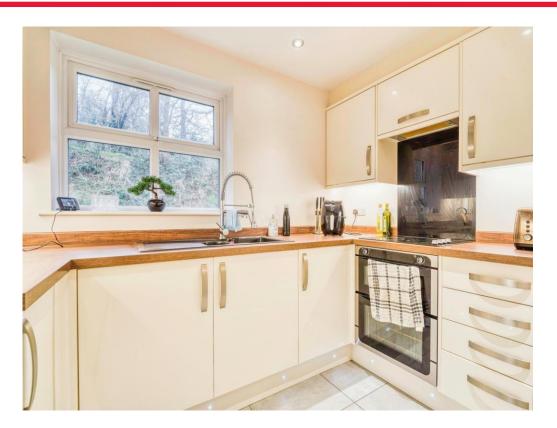


Connells

8a Cousins Mews St. Annes Park Bristol

8a Cousins Mews St. Annes Park Bristol BS4 4LH







Property Description

A modern 2 bedroom ground floor flat in a quiet riverside location with allocated parking, visitors parking and communal gardens. This flat has a spacious living room, separate kitchen, 2 bedrooms and a bathroom. Recently improved by the current owner this home is a ideal first time buy!

The property is located in St Annes and is approx 2.9 miles from Temple meads train station and approx. 2 miles to the city centre making this an ideal location to commute.

Entrance Hall

Large hallway

Lounge

14' 9" x 11' 6" (4.50m x 3.51m) Carpeted, double glazed window to rear

Kitchen

9' 10" x 11' 6" (3.00m x 3.51m) Modern fitted kitchen, built in appliances, double glazed window to front Bedroom 1 10' 6" x 10' 2" (3.20m x 3.10m) Carpeted, double glazed window to rear

Bedroom 2 9' 2" x 6' 11" (2.79m x 2.11m) Carpeted, double glazed window to rear

Bathroom

Extractor fan, tiled, new modern WC, shower and bath unit

Parking

1 allocated space











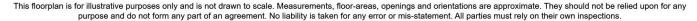






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T 0117 966 4278 E southville@connells.co.uk

243 North Street Southville **BRISTOL BS3 1JN**

EPC Rating: D

view this property online connells.co.uk/Property/BMR310332

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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