



Connells

Ground Floor Flat St. Johns Lane
Bedminster Bristol



Property Description

This is a great opportunity to purchase this lovely two bedroom Garden flat which also has parking to the rear. With great access to Victoria park, Temple meads, good schools, shops and transport links. Further benefits include gas central heating, modern kitchen and bathroom and is being sold chain free.

Entrance Hall

Double glazed door to front.

Lounge

13' 5" x 9' 1" (4.09m x 2.77m)

Double glazed doors leading out to the garden, Radiator and wooden floors. TV point.

Kitchen

12' 9" x 9' 8" (3.89m x 2.95m)

Modern Kitchen with a range of wall and base units with work surfaces over. sink drainer, integrated fridge freezer, electric hob and oven with extractor fan over and Part tiled walls.

Bedroom One

12' 1" x 11' 9" (3.68m x 3.58m)

Bay fronted double glazed window to the front with Radiator.

Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m)

Double glazed window to the rear and radiator.

Bathroom

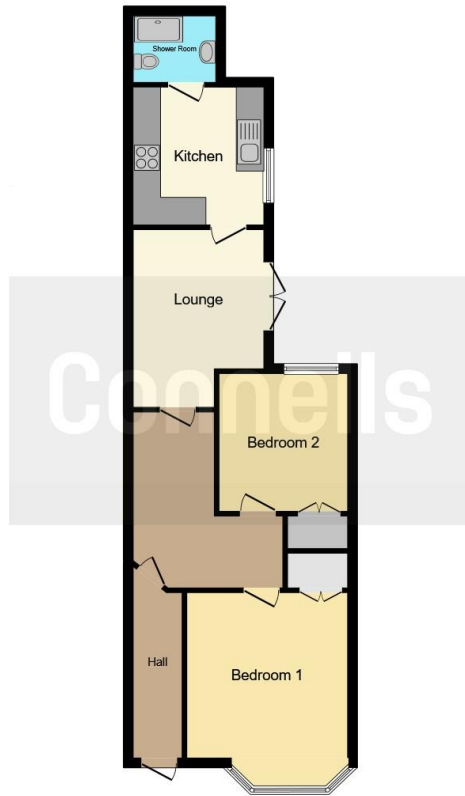
Shower cubicle, wash hand basin with Vanity unit and low level WC along with a wall mounted Radiator.

Rear Garden

Large split garden. Patio Area leading to hardstand, currently used for off-street parking. Gates to rear.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. 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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