



Not for marketing purposes INTERNAL USE ONLY

Kensal Road
Victoria Park Bristol

Kensal Road
Victoria Park Bristol BS3 4QX

for sale
£160,000



Property Description

The location is one of its key features. Situated on Kensal Road, in the sought-after area of Victoria Park, residents can enjoy the peace and tranquility of this charming neighbourhood while still being within easy reach of all the amenities that Bristol has to offer. The local community provides a friendly and welcoming atmosphere, with convenient access to an array of different shops, parks as well as great public transport links. Also easy walking distance to Bristol Temple Meads Train Station.

Entrance Hall

5' 5" x 7' 5" (1.65m x 2.26m)

Kitchen/Lounge

15' 7" x 10' 1" (4.75m x 3.07m)

Fitted kitchen units, with skylight above. Double glazed door to balcony. TV point and radiator.

Bedroom One

7' 7" x 7' 2" (2.31m x 2.18m)

Skylight and radiator.

Bathroom

7' 6" x 5' 7" (2.29m x 1.70m)

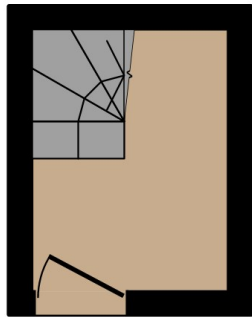
Low level WC and wash hand basin. Shower over bath, skylight above.

Balcony

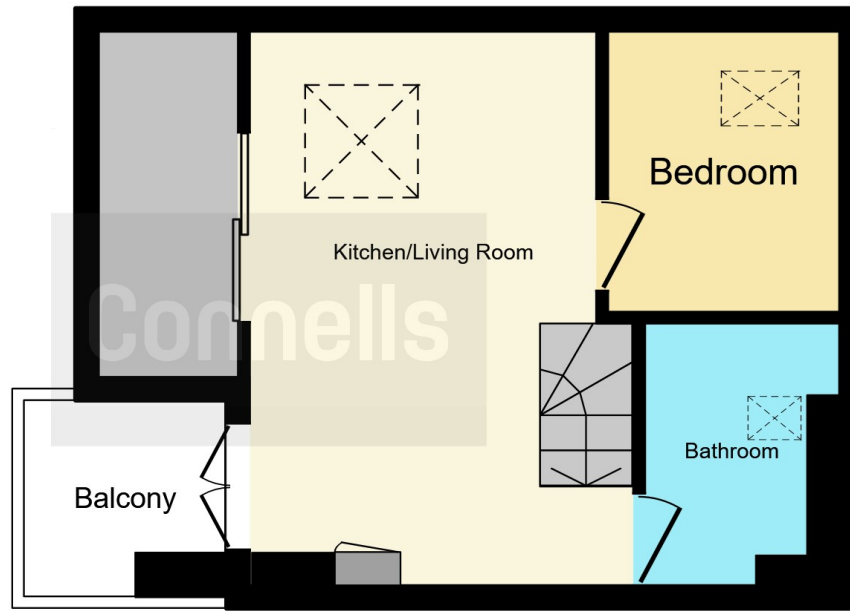
Small outside space.







Ground Floor



First Floor

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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EPC Rating: C

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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.



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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