



Old School Lane Bristol BS13 7SY

for sale
£250,000



Property Description

The accommodation briefly comprises: A communal entrance leading into the maisonette, a kitchen with modern fitted appliances, cloakroom, a spacious double bedroom.

On the ground floor a double bedroom, a well presented bathroom suite, lounge/dining room with double glazed French doors opening onto the rear garden.

The exterior offers a private enclosed rear garden which has a decked seating area, plants, shrubs and wooden side access gate.

The property is around 15 minute walk to North Street with its shops, bars and restaurants. Manor Valley Woods Nature Reserve can be accessed off Ilchester Crescent and provides scenic walks along the Malago River.

The property is 2.5 miles south of the City Centre. The nearest railway station is Parson Street which connects to Bristol Temple Meads, which in turn provides a varied list of direct destinations, including London in as little as 98 minutes. Road connections are excellent, with the nearby A38 providing routes to Bristol airport, while the M32 lies around three miles away giving access to the M4 for south Wales or London/Birmingham.

This would be a great purchase for a first time buyer, professional, and those

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To view this property please contact Connells on

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

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: B

Council Tax
Band: B

Service Charge:
2094.00

Ground Rent:
1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR311122

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2013. Should you require 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.

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