

for sale

£250,000 Leasehold



New Walls Totterdown Bristol BS4 3TA

Connells are pleased to present this superb spacious first floor Two bedroom flat tucked away in a quiet corner within the Three Lamps development in Totterdown, ideally located for Temple Meads Train Station. The property is accessed via its own private entrance and boasts its own parking space.

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- Energy Rating: D
- 2 bedrooms
- Totterdown
- allocated parking space
- great location

Property Details

Ground Floor

private entrance with staircase from the ground floor leading to first floor.

Entrance Hallway

spacious entrance hallway with double glazed window to side elevation for extra light and storage cupboard.

Lounge Irregular Shaped Room 15' 6" x 11' 6" (4.72m x 3.51m)

spacious living room with flooring and double glazed window to front elevation, wall mounted fire, TV point

Kitchen Irregular Shaped Room 10' 2" x 8' 6" (3.10m x 2.59m)

kitchen area with modern fitted worktops and appliances. double glazed window to rear elevation. Space for a washing machine and dishwasher. electric oven and hob.

Bedroom One 11' 6" x 8' 4" (3.51m x 2.54m)

spacious master bedroom with double glazed window to front elevation.

Bedroom Two 11' 1" x 7' 7" (3.38m x 2.31m)

spacious 2nd bedroom with double glazed window to rear elevation.

Bathroom 8' x 6' 6" (2.44m x 1.98m)

modern fitted bathroom suite which has a Low level WC, corner bath, wash hand basin with Vanity under, shower cubicle. tiled floor and walls

Loft Space

There is access to the loft space which is part boarded

Allocated Parking Space

Outside Space

Decked area with space for seating



To view this property please contact Connells on

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Property Ref: BMR311562 - 0005

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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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