



Connells

Victoria Parade
Bristol



Property Description

A one bedroom maisonette being sold with NO ONWARD CHAIN in the popular area of Redland close to local amenities.

Entrance

UPVC double glazed door leading into porch which has laminate flooring and is housing fuse boxes and meters and a further door leading into the lounge/diner.

Lounge / Diner

22' 3" max x 11' 6" max (6.78m max x 3.51m max)

UPVC double glazed window to the front, skylight window, a wall-mounted boiler, a storage cupboard, two radiators, fitted electric coal effect fire with a brick surround, an archway through into the kitchen and a door giving access to stairs leading to the first floor.



Kitchen Area

7' 1" max x 6' 7" max (2.16m max x 2.01m max)

Skylight window, an extractor fan, coved ceilings, base units and drawers with worktops over and splashbacks and matching wall units, space and plumbing for washing machine and electric appliances i.e. fridge/freezer, integrated electric oven and grill with an inset four ring electric ceramic hob with an extractor hood above and stainless steel single bowl sink unit with a mixer tap.

Bedroom

13' 8" to rear of cupboard x 11' max (4.17m to rear of cupboard x 3.35m max)

Bedroom is on first floor and has UPVC double glazed window to front aspect, radiator, telephone point, door to built-in wardrobe which has got a hanging rail and a shelf and a door to ensuite bathroom.

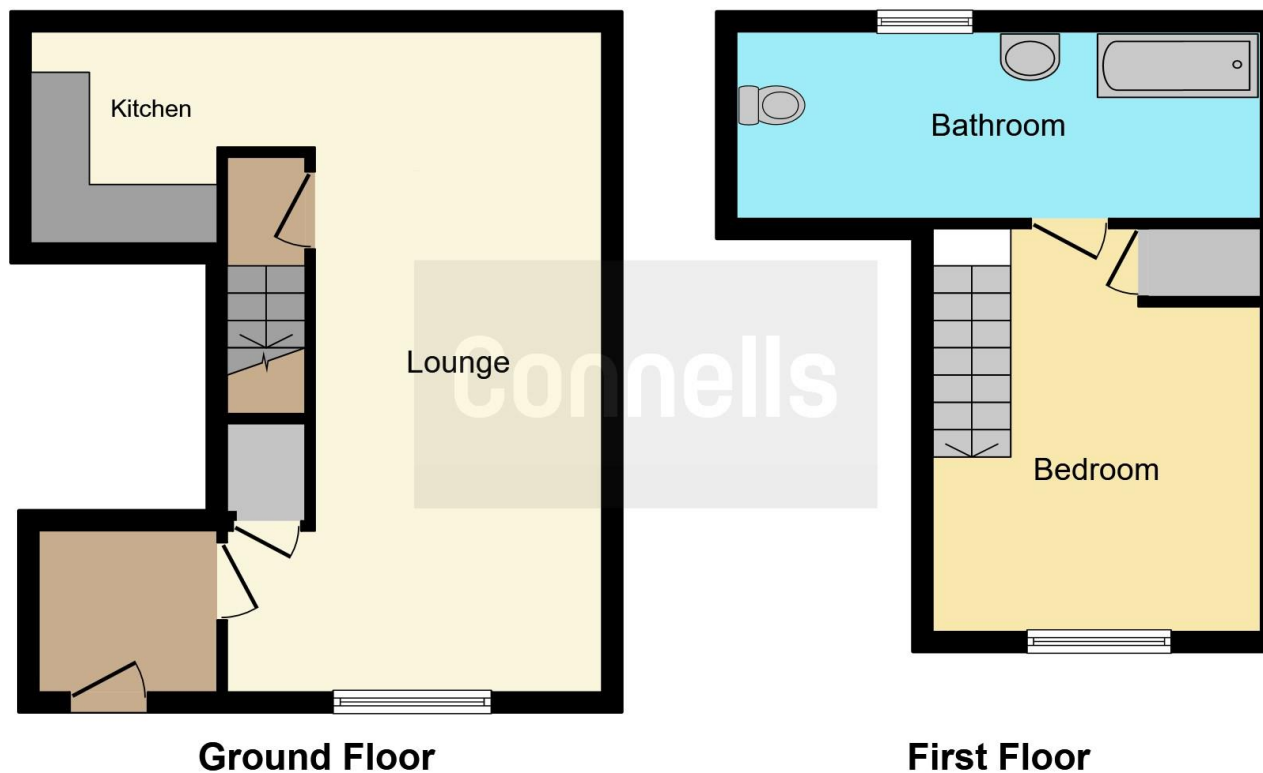
Agent Notes

It is our understanding that the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/KWD309616



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KWD309616 - 0003