



**Connells**

First Floor Flat Two Mile Hill Road  
Bristol





### Property Description

This charming 2-bedroom first-floor flat is perfect for first-time buyers. Offering its own private entrance, the flat features a well-appointed kitchen, a cozy lounge, two comfortable bedrooms, and a family bathroom. An allocated parking space adds convenience, making this a fantastic opportunity for those looking to step onto the property ladder.

### Entrance Hall

5' 9" x 11' 2" max ( 1.75m x 3.40m max )  
Stairs leading to first floor, wood effect flooring, Boiler location and a radiator.

### Lounge

13' max x 10' 9" ( 3.96m max x 3.28m )  
Double glazed window to front aspect, carpeted flooring, TV point and a radiator.

### Family Bathroom

5' 8" x 6' 9" ( 1.73m x 2.06m )  
Double Glazed obscure window to rear aspect, WC, wash hand basin, bath, Part tiled walls, wood effect flooring and a radiator.

### Bedroom One

12' 8" x 10' 3" ( 3.86m x 3.12m )  
Double glazed window to rear aspect, Carpeted flooring and a radiator.



## Bedroom Two

10' 9" Max x 6' ( 3.28m Max x 1.83m )  
Double glazed window to front aspect,  
Carpeted flooring and a radiator.

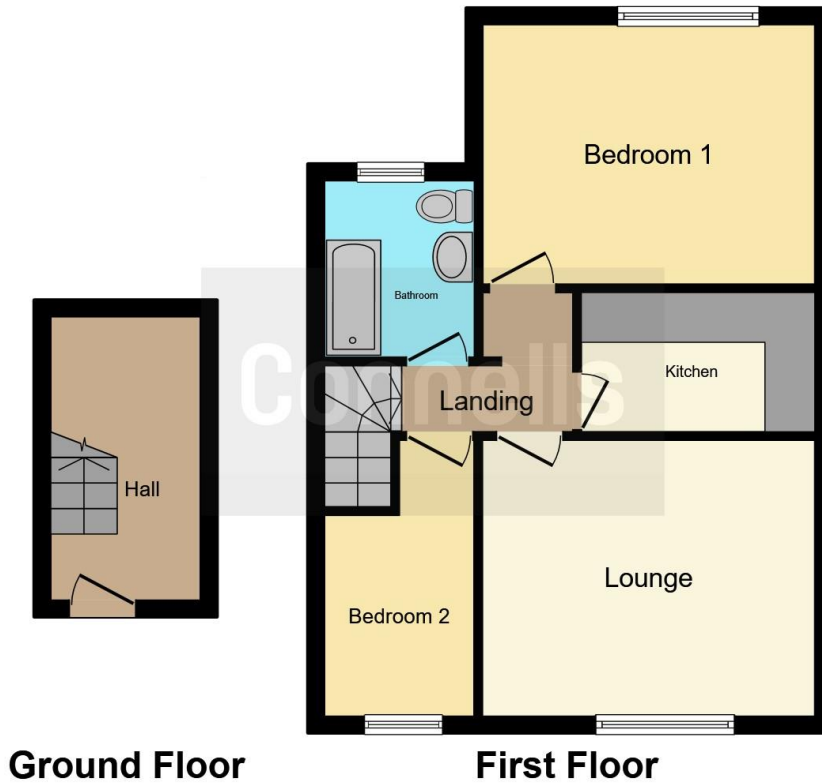
## Kitchen

A range of wall and base units with worktops over, Electric hob with extractor over, space for free standing fridge freezer, space for washing machine, stainless steel sink, wood effect flooring and a radiator.

## Outside

To the front approach you will find space for allocated off street parking.





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](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/KWD310521](http://connells.co.uk/Property/KWD310521)**

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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