





# Twinnell House Stapleton Road Bristol BS5 0QA

for sale  
**£170,000**



## Property Description

Stapleton Road is a vibrant and cultural diverse area offering a wide range of amenities to include an array of shops, restaurants and take-aways. The area is well served with bus routes for in and around the city. Benefiting from being sold with no onward chain.

## Accommodation

Intercom communal entrance system with communal entrance with lift and stairs rising to the upper floor.

## Entrance Hallway

Phone for the intercom system. Large storage cupboard. Cupboard housing the electric meter and circuit breaker. Doors off into principal rooms.

## Lounge/Diner

17' 2" x 10' 3" ( 5.23m x 3.12m )

UPVC double glazed windows giving panoramic views across the city. Laminate flooring. Electric wall heater. Door through into;-

## Kitchen

12' 3" x 6' 6" ( 3.73m x 1.98m )

Double glazed windows giving open views across the city. Cupboard which is housing the hot water cylinder. Range of base units and drawers with matching wall units, rolled edged worktops and tiled splashbacks. Space for a cooker. Space for fridge/freezer. Stainless steel single bowl sink unit and drainer.

## Bedroom One

13' x 9' 7" ( 3.96m x 2.92m )

Electric wall heater. UPVC double glazed window with views across the city

## Bedroom Two

14' 1" x 7' 9" ( 4.29m x 2.36m )

Electric wall heater. Double glazed window with views across the city.

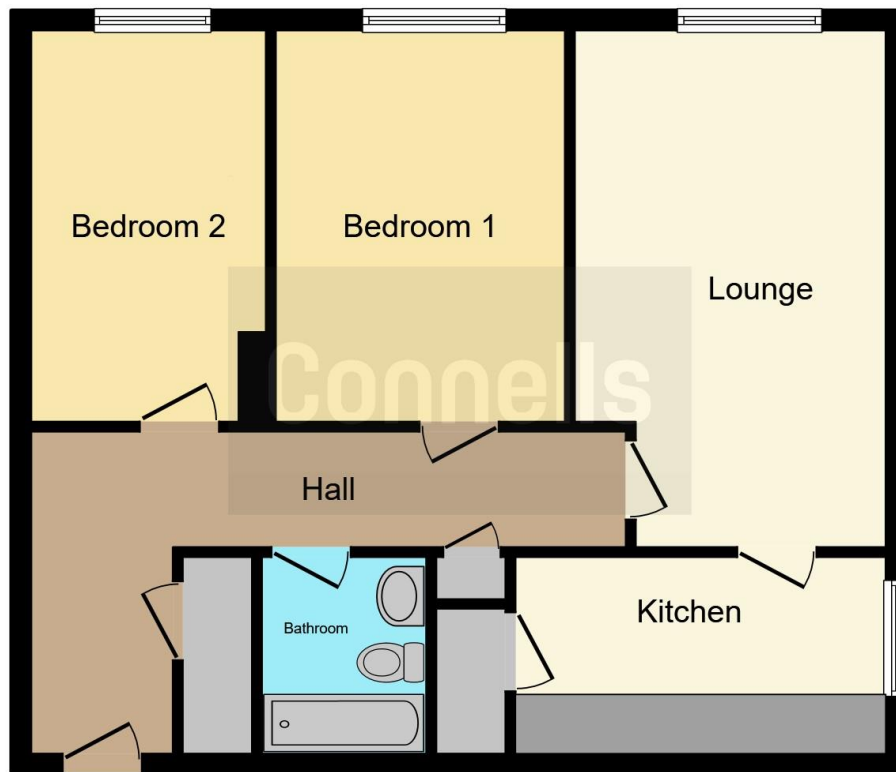
## Bathroom

Pedestal wash hand basin. WC. Bath with a mixer tap and electric shower over. Tiled all around.

## Outside

Communal parking with two allocated parking permits.





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: C**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Dec 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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