



Canynge Road, Bristol BS8 3JX

welcome to

Canyng Road, Bristol

- NO ONWARD CHAIN
- TWO BEDROOMS
- USEFUL STORAGE ROOM IN THE BASEMENT
- HALL FLOOR APARTMENT
- WALKING DISTANCE OF CLIFTON VILLAGE AND WHITELADIES ROAD

Tenure: Leasehold EPC Rating: D

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.

£375,000

Wonderful opportunity to acquire a spacious property on one of Clifton's most desired roads and within easy reach of Clifton College and amenities in Clifton Village. Offered for sale with no onward chain and in need of modernisation throughout, the property boasts a 18ft living room.



**Canyng Road
Communal Entrance
Entrance Hall**

Living Room/ Diner

18' 1" x 17' 5" (5.51m x 5.31m)

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

Bedroom One

12' 1" x 11' 4" (3.68m x 3.45m)

Bathroom

Bedroom Two

8' x 7' 9" (2.44m x 2.36m)

Storage

view this property online allenandharris.co.uk/Property/CLI108929



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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

CLI108929 - 0005

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