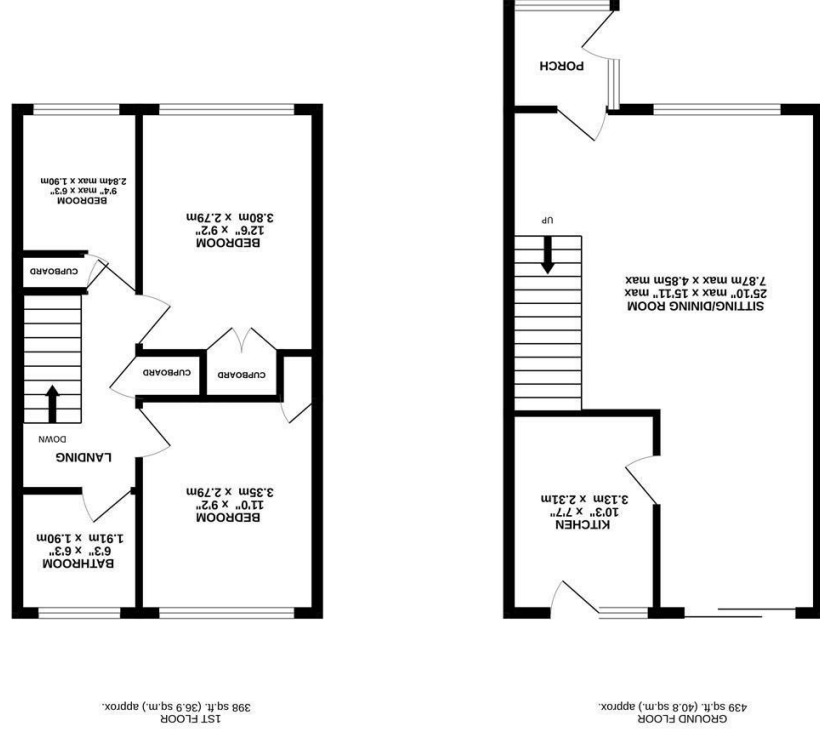




**FLOOR PLAN**

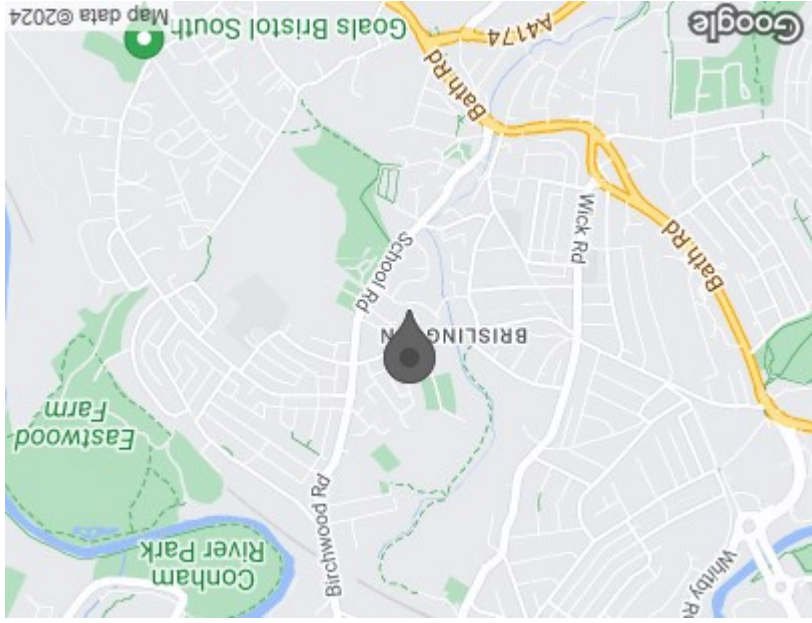


These floor plans have been taken to ensure the accuracy of the figures contained therein. Measurements of doors, windows, columns and other items are approximate and no responsibility is taken for any error or omission on these drawings. This plan is to be used as a guide only and should not be relied upon for any purpose whatsoever. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See page 2.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

**AREA MAP**



Energy Efficiency Rating	
Potential	84
Current	68
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	





**MILLBANK CLOSE**  
**BRISLINGTON, BRISTOL, BS4 4PY**

**£300,000**



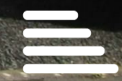
3



1



1



D





## GROUND FLOOR

**Porch**

**Sitting/Dining Room**

25'10 max x 15'11 max

**Kitchen**

10'3 x 7'7

## FIRST FLOOR

**Landing**

**Bedroom**

12'6 x 9'2

**Bedroom**

11'0 x 9'2

**Bedroom**

9'4 max x 6'3

**Shower Room**

6'3 x 6'3

## EXTERNAL

**Rear Garden**

**Front Garden**

**Off Road Parking**

**Garage**



## NO ONWARD CHAIN!

Situated in a popular location this three bedroom mid-terrace property is in need of some basic updating and we are sure will be attractive to a wide range of potential buyers from first time buyers looking to get on the ladder to investors keen to add to their portfolio.

The accommodation on offer to the ground floor comprises an entrance porch with useful storage leading to a spacious open plan living space incorporating both a lounge and dining area. The kitchen has a range of units with space for a cooker, washing machine, undercounter fridge and freezer plus a door to the garden.

The first floor has a landing which gives access to three bedrooms, two of which are well proportioned doubles; all of which benefit from fitted storage. The shower room is fully tiled and has a three piece suite including a low level wc, sink and electric shower.

To the rear is a charming low maintenance garden laid out over three levels with a paved patio at the lower level, an artificial lawn and planted beds occupy the upper terraces. The front has steps to the entrance and a tarmac drive offering off road parking for one vehicle. Additionally there is also a garage located in a block at the head of the Close.

