



## 11 Sion Road

Bedminster, Bristol, BS3 3BD

**Open To Offers £300,000**



\*\*\*BACK TO MARKET (06/06/24) - PROPERTY IN NEED OF REFURBISHMENT & SOLD WITH NO ONWARD CHAIN\*\*\* Property Comprising of Hallway, Lounge/Diner, Kitchen, Porch, Landing, Two Bedrooms, Bathroom. The Property has Gas Central Heating System, Double Glazing (in part). Position just off North Street's Popular Shopping and Social Scene



## Hallway

Entrance door, radiator, opening to:-

## Lounge/Diner

Stairs, radiator, feature fireplace, double glazed window, internal window looking into Kitchen

## Kitchen

Matching range of wall and base units with worktop space over, sink unit, built in cooker and hob, space for fridge & freezer and washing machine, breakfast bar, door to rear porch then leading to garden

## Landing

Door to:-

## Bathroom

Three piece suite comprising of panelled bath, wash hand basin, low level wc, double glazed window

## Bedroom 1

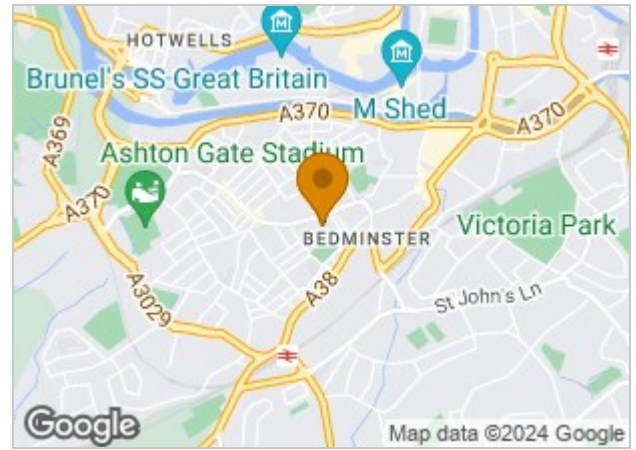
Radiator, double glazed window

## Bedroom 2

Radiator, double glazed window

## Garden

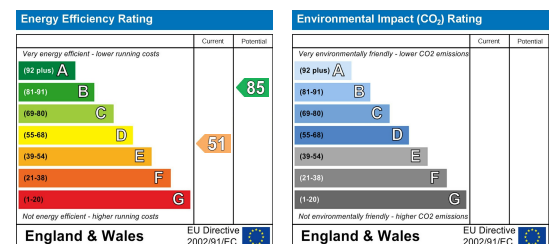
## Area Map



## Floor Plans



## Energy Efficiency Graph



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's employment has the authority to make or give any representation or warranty in respect of the property.

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