



49 Tormarton Crescent, Henbury, BS10 7LP

£150,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

49 Tormarton Crescent, Henbury, BS10 7LP

Located in the convenient location of Tormarton Crescent, Henbury, Bristol, this spacious flat offers a wonderful opportunity for those seeking a well placed home. Situated on the 3rd floor, this property boasts two spacious double bedrooms, ideal for relaxation and comfort. The fully fitted bathroom ensures convenience, while the kitchen, complete with additional storage space, caters to all your culinary needs.

Although in need of some cosmetic updating, this flat presents a blank canvas for you to unleash your creativity and personal touch. The access to a communal garden space provides a retreat for outdoor relaxation or social gatherings.

Convenience is key with the Station Road CO-OP general store just a short walk away, ensuring that daily essentials are always within reach. Additionally, a short drive will take you to the popular Cribbs Causeway, perfect for shopping and entertainment.

Nature enthusiasts will appreciate the proximity to the green expanse of Blaise Castle Estate, offering a calm escape from the hustle and bustle of city life.

Don't miss out on the opportunity to transform this flat into your first home.

With very convenient access to bus routes, the local shops, schools and nearby Cribbs Causeway, retail parks and supermarkets. Easy access to M4 & M5 motorway junctions

Tenure: Leasehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: A

Services: Mains Water, Gas, Drainage and Electric.

- 3rd floor flat
- Communal garden
- Balcony
- Get on the Property Ladder
- No onward chain
- Kitchen offering extra space
- Great Buy 2 Let Investment
- Close to all Amenities

Hall

uPVC double glazed door leading on to hallway, storage cupboard with shelving, doors leading to both kitchen and lounge, intercom.

Kitchen

7'11" x 8'11"

uPVC double glazed windows to front aspect, a mixture of eye level and low level storage units with roll top work surfaces, one and half stainless steel sink with mixer tap over, breakfast bar, space for cooker and fridge/freezer, radiator

Lounge

13'8" x 14'6"

uPVC double glazed window to rear aspect, fireplace, radiator

Balcony

3'3" x 8'4"

uPVC double glazed window to rear and side aspect.

Bedroom 1

12'5" x 10'4"

uPVC double glazed window to rear aspect, storage cupboard housing combi boiler, radiator.

Bedroom 2

8'4" x 13'2"

uPVC double glazed window to front aspect, radiator.

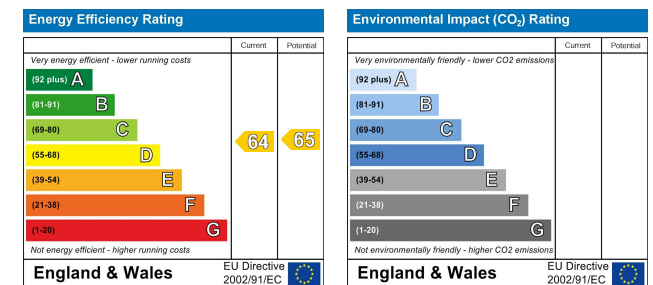
Bathroom

uPVC double glazed window to rear aspect, low level toilet with push button flush, panel bath with

shower over, hand wash basin with storage under, radiator.

Communal Gardens

set back from the road via a gated entrance, there a lawned areas to both front and rear of the property,



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

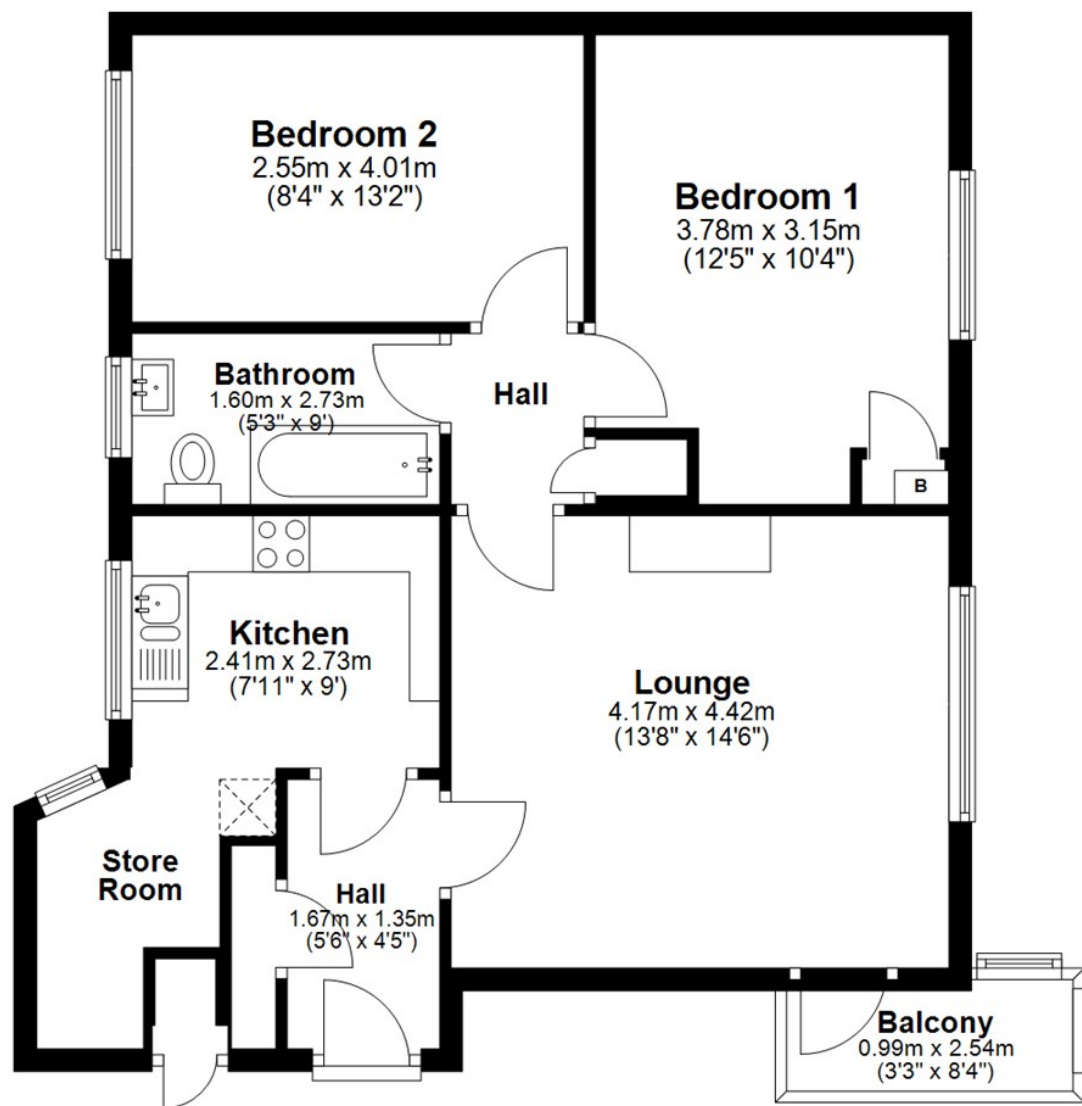
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Ground Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 63.1 sq. metres (679.2 sq. feet)



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