



41 Dangerfield Avenue, Bristol, BS13 8DS

Offers In The Region Of £150,000



This two bedroom flat offers a fantastic opportunity for buyers looking for a home with outside space and extra potential in the BS13 area.

Set within a residential area of Bristol, the property is arranged with a good-sized living room, separate kitchen, two bedrooms and a bathroom. To the rear there is a private garden, providing a great space to sit out, grow plants or create a play area.

A real bonus with this property is the off-street parking area, which not only provides useful parking but may also offer development potential, subject to the necessary planning permissions and consents. Buyers are advised to make their own enquiries with the local authority.

The property is held on a long lease with approximately 86 years remaining and an annual ground rent of just £10, making it an attractive option for

- Two double bedroom first-floor flat
- Off-street parking area
- Ideal first-time buy or investment purchase
- EPC Instructed
- Private garden to rear
- Parking area may offer development potential (subject to consents)
- Council tax A

