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# 3 Mayors Buildings, Bristol, BS16 5AU

Good Move are delighted to present this two-bedroom mid-terrace home with an addition office/nursery.

The ground floor welcomes you into a bright and spacious open-plan sitting and dining room, providing an inviting space for both relaxing and entertaining. To the rear, the fitted kitchen offers ample worktop and cupboard space, with access to the family bathroom and the enclosed rear garden, creating a pleasant outdoor space for dining, gardening or enjoying the warmer months.

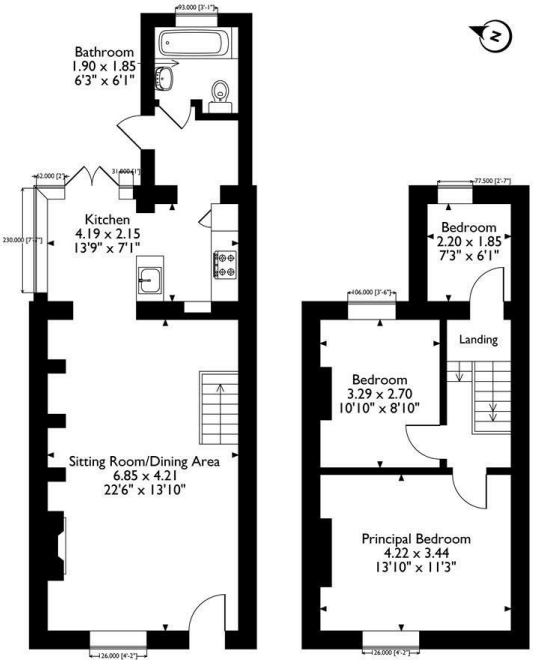
Upstairs, the property features two well-proportioned bedrooms, complemented by a useful study/additional room, ideal as a home office, nursery, dressing room or occasional guest space.

This home enjoys a convenient location with easy access to a wide range of shops, supermarkets, cafés, takeaways and everyday amenities. The area is well served by local schools, attractive green spaces and recreational facilities, as well as a popular traffic-free cycle path ideal for commuting and leisure. Excellent public transport links, nearby rail connections and convenient access to the motorway network provide straightforward travel to Bristol city centre, Bath and the surrounding areas.

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.

Mayors Buildings, Bristol
Approximate Gross Internal Area
872 SQFT/81 SQM




Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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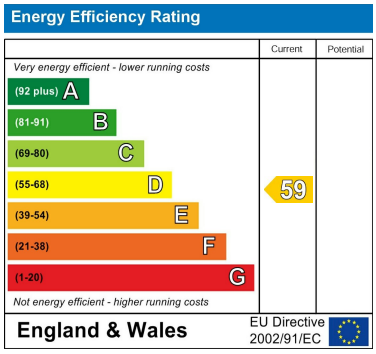


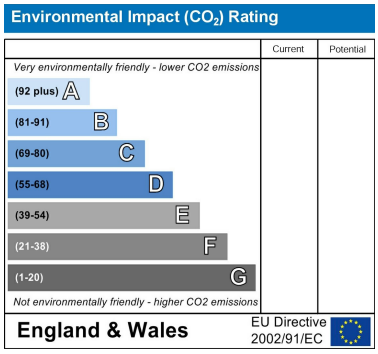

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