



**Great Meadow Road,
Bristol, BS32 8DB**

PRICE: £215,000

Property Features

- Two Bedrooms
- Back to Back Style Home
- No Onward Chain
- Off Street Parking
- Good Condition
- Seller Extending Lease
- Double Glazing
- Gas Central Heating



Full Description

Entrance Hall

Double glazed obscure door to hallway, doors to

Kitchen

12'5" x 5'1" (3.81 x 1.56)

Double glazed window to front, a range of wall and base units with space for fridge freezer, space for washing machine, space for cooker and stainless steel sink with drainer and mixer tap. Tiled splashback extractor fan, breakfast bar and radiator.

Living Room

14'7" x 13'11" (4.46 x 4.25)

Double glazed window to front, radiator and TV point.

Landing

Double glazed window to rear, access to loft and doors to.

Principle Bedroom

12'6" into wardrobe by 10'7" (3.83 into wardrobe by 3.25)

Double glazed window to front, radiator, over stairs storage cupboard housing a wall mounted Worcester Bosch combination boiler. Fitted wardrobe.

Bedroom 2

9'0" 6'1" (2.75 1.86)

Double glazed window to front and radiator.

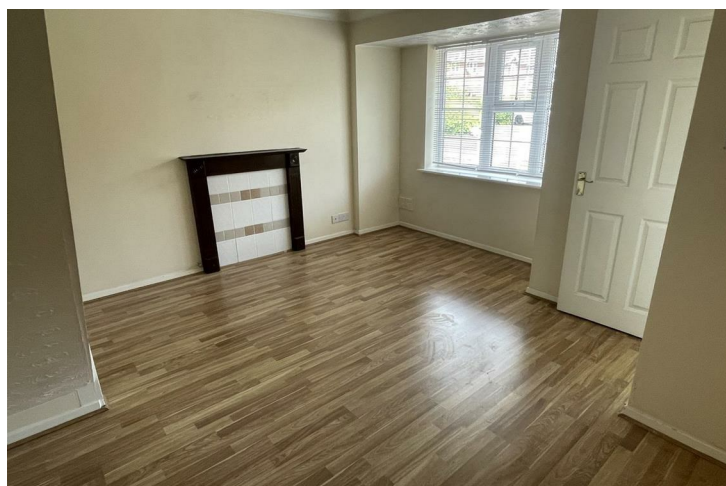
Bathroom

Double glazed window to rear, panelled bath with electric shower over, pedestal hand wash basin low-level WC, extractor fan, part tiled walls and tiled floor.

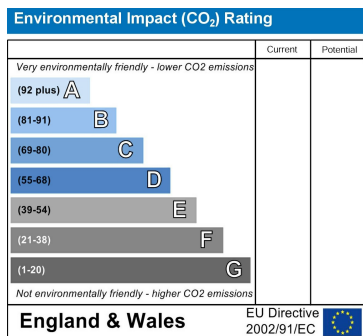
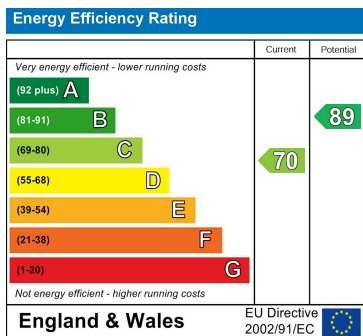
Outside

Off street parking for one car.

Currently 62 years left on the lease, The seller is in the process of extending this by 50 years.



Ground Rent £75.00 P/A
 Maintenance Charge £550.00 P/A



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements