



Connells

Gifford Crescent
Little Stoke Bristol



Property Description

NO CHAIN! This three-bedroom terraced property comes with a large living room, two double bedrooms, one good-sized single bedroom, a conservatory, a large garden and on-street parking. Offered for sale with No Onward Chain and in need of a complete renovation! Located in a convenient location.

The property also benefits from superb road connectivity, with swift access to the A38, M4, and M5 motorway interchange, making it an ideal base for traveling across the South West. Additionally, the m1 MetroBus service provides a frequent and fast link directly into the heart of Bristol City Centre, ensuring this home offers accessibility.

Please note that we currently await the grant of probate.

We believe this property could be of a non-standard construction and therefore advise you to discuss with your mortgage broker before making an offer.

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

Entrance

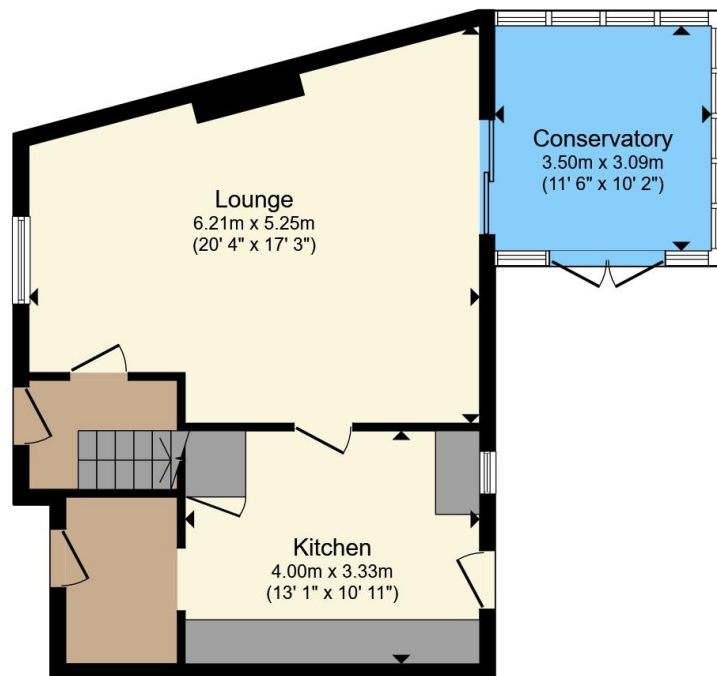
Outside, there is a garden area to the front with gated access to the pathway that leads to the entrances. To the rear is a garden with bags of potential to create a fantastic place to enjoy given the space on offer that you will have to play with.

Agent's Note

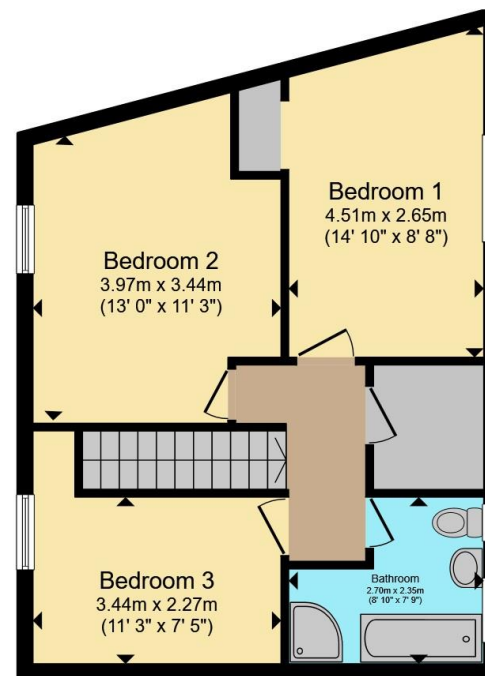








Ground Floor



First Floor

Total floor area 104.7 m² (1,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309261



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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