



## 2 Farrier Way, Bristol, BS14 0FS

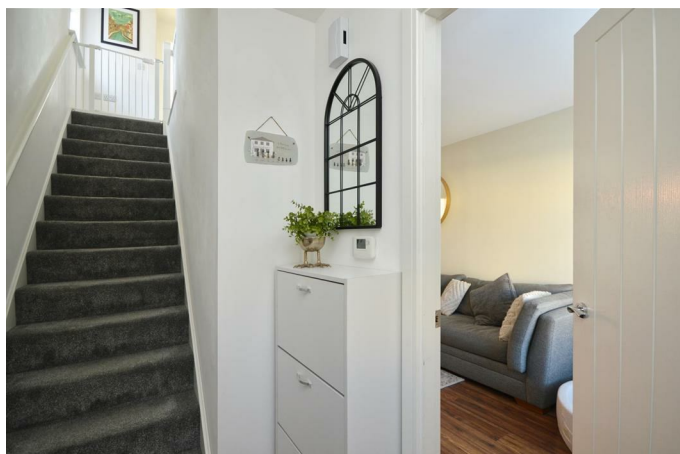
**£320,000**

We are delighted to present this immaculate end of terrace house for sale. This property offers a range of impressive features including two generous double bedrooms, a ground floor WC, a low maintenance south-facing garden with gated side access, and parking facilities, including a double driveway for two vehicles.

Inside, the house boasts a bright and airy reception room, featuring large windows that flood the space with natural light. The kitchen is a real highlight, offering ample dining space and brimming with natural light, making it a perfect hub for family gatherings or entertaining guests.

The property includes two bedrooms, both are considerable doubles featuring built-in wardrobes, providing ample storage space. The bathroom features a convenient shower over the bath, ensuring all your needs are met.

### Entrance Hall



### Downstairs WC



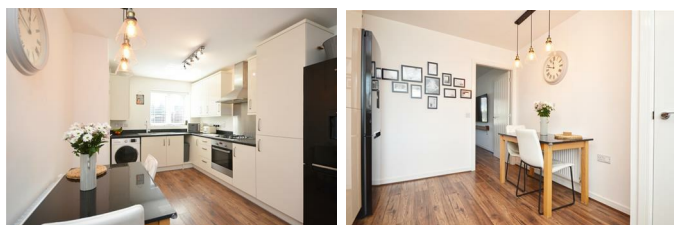
### Sitting Room

16'9" x 10'0" (5.11 x 3.05)



### Kitchen / Diner

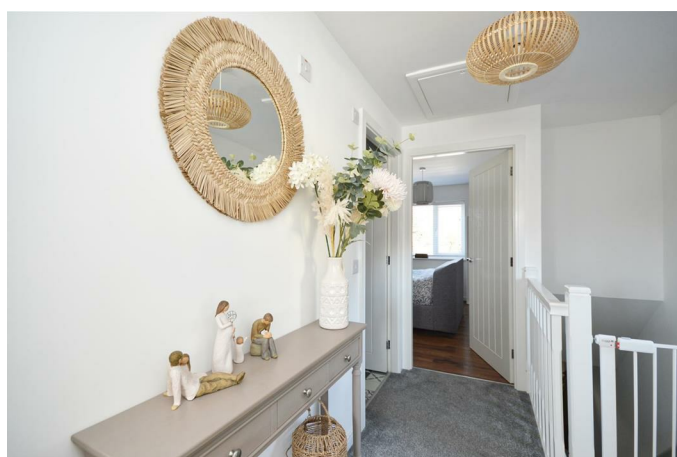
13'3" x 9'8" (4.04 x 2.97)



### Rear Lobby

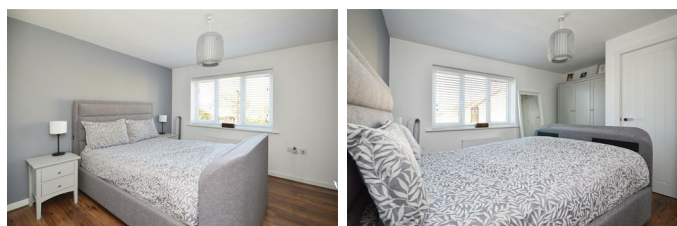


### First Floor Landing



### Bedroom One

13'5" x 11'1" (4.11 x 3.38)



### Bedroom Two

13'5" x 12'3" max (4.11 x 3.74 max)



## Bathroom

6'5" x 6'4" (1.97 x 1.95)



## Outside



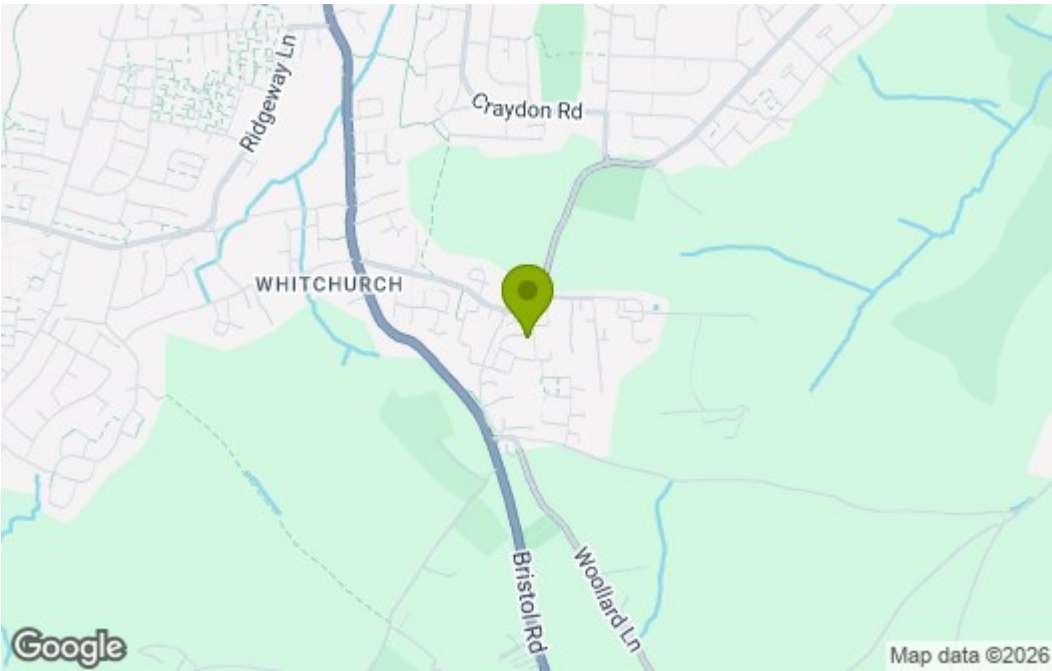
## Agent Note

Please note there is an annual community rent charge the cost is tbc however the sellers advise in 2024 this was approximately £90

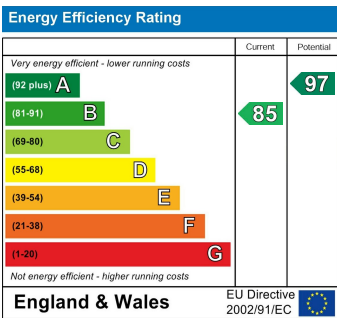
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.