



Connells

Laxey Road
Bristol



Property Description

This three-four-bedroom terraced property has lots of potential. As you walk in, there are stairs on the right-hand side, with a living room on the left. An additional separate reception room which was being used as a fourth bedroom. The hallway leads out to the large kitchen/study area with a separate laundry room and W/C on the left. Patio around the kitchen and space for dining. Patio doors lead out to an patio area, with steps rising to an upper sunny grass level. Upstairs, you will find two large double bedrooms, one single bedroom and a bathroom with shower over bath.

Previously used as an HMO for students and professionals, this is an ideal investment for an investor or for a family with great living spaces.

Laxey Road is a quiet residential road in Horfield with a lovely community feel that naturally attracts many families to the area. The property is only a short walk away from the vast array of independent shops, restaurants and transport links that Gloucester Road has to offer. The green open spaces of Horfield common are also within close proximity and boasts an impressive recreational park and swimming pool within the ever popular Horfield Leisure centre. There are two local pubs right on the doorstep with Inn on the green situated at the top of the road and The Crafty Cow a short walk down Gloucester Road, directly opposite Horfield common.

Location

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Agents Note

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.









Total floor area 119.2 m² (1,283 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

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To view this property please contact Connells on

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Unit 4 The Shield Retail Centre Link Road Filton
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309343



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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