





SALES • LETTINGS • MANAGEMENT

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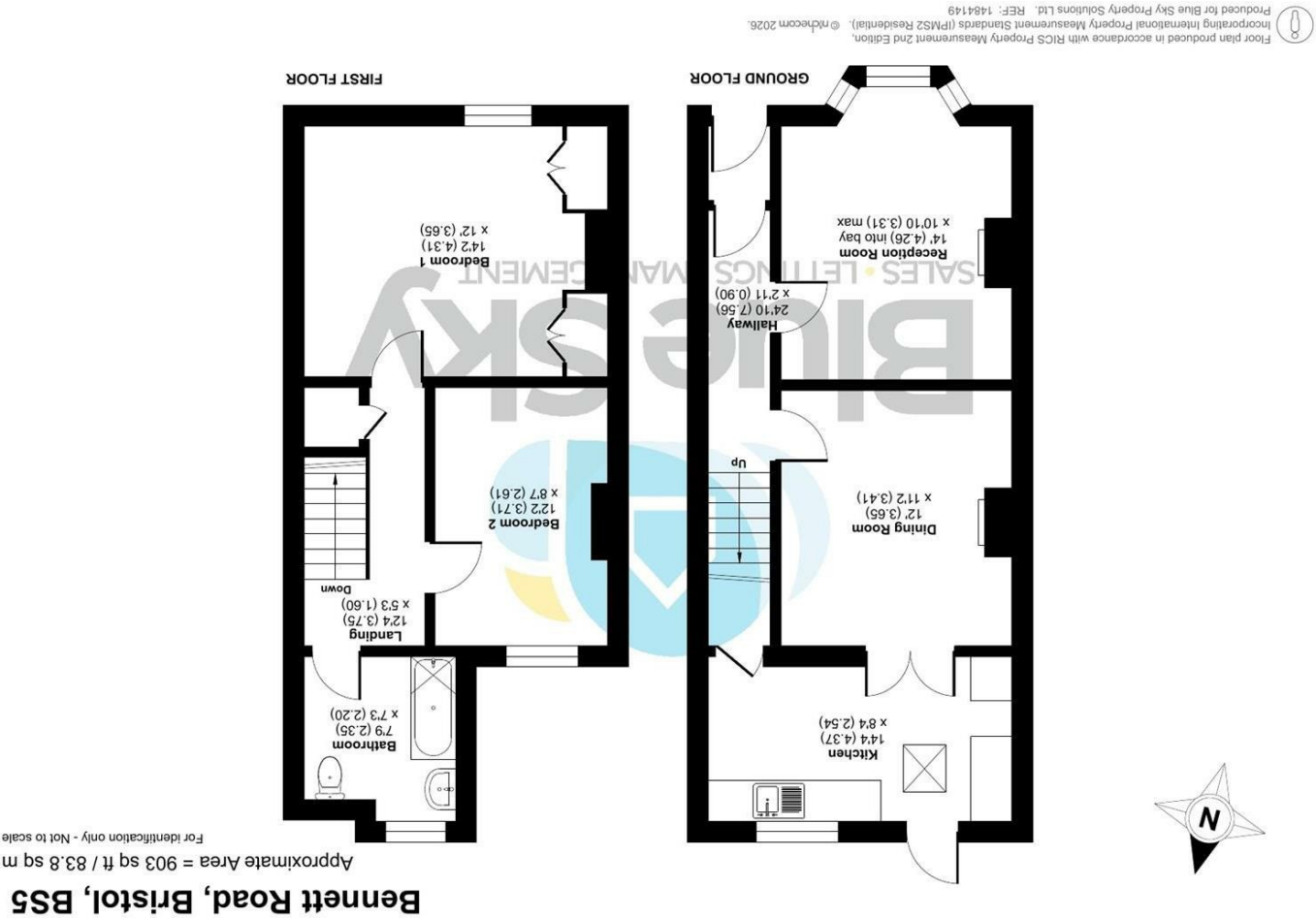
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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: B | Property Tenure: Freehold

NO CHAIN! Nestled in the charming cul-de-sac of Bennett Road, Bristol, this delightful mid-terrace house offers a perfect blend of character and modern living. Boasting two spacious double bedrooms, this period home is ideal for those seeking comfort and style without the hassle of a chain. As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts, while the upstairs bathroom adds convenience to daily routines. The property retains its period charm with character features that add warmth and personality to the home. Step outside to discover a lovely courtyard rear garden, an ideal spot for al fresco dining or simply unwinding in the fresh air. Location is key, and this home does not disappoint. It is conveniently situated close to bus stops, the local park and the vibrant amenities of Church Road. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area of Bristol. Don't miss your chance to make this charming house your new home.



Entrance Porch

Door and window to front.

Entrance Hall

24'10 x 2'11 (7.57m x 0.89m)

Door to porch, coved ceiling, fuse board and electric meter, radiator, feature archway, stairs to first floor landing.

Lounge

14' into bay x 10'10 (4.27m into bay x 3.30m)

Double glazed bay window to front, radiator, picture rail, decorative fire and surround, coved ceiling, ceiling rose.

Dining Room

12' x 11'2 (3.66m x 3.40m)

French doors and window to kitchen, radiator, decorative fire and surround.

Kitchen

14'4 x 8'4 (4.37m x 2.54m)

Double glazed window to rear, double glazed door to rear, wall and base units with worktops over, tiled splash backs, sink and drainer, space for fridge/freezer, under stairs storage cupboard, space for washing machine, space for slimline cooker, wood effect flooring, skylight window.

First Floor Landing

12'4 x 5'3 (3.76m x 1.60m)

Storage cupboard with loft hatch inside.

Bedroom One

14'2 x 12' (4.32m x 3.66m)

Double glazed window to front, radiator, two built in wardrobes.

Bedroom Two

12'2 x 8'7 (3.71m x 2.62m)

Double glazed window to rear, radiator, feature fire.

Bathroom

7'9 x 7'3 (2.36m x 2.21m)

Double glazed window to rear, W.C, wash hand basin, enclosed bath with shower head off tap, shower screen, wall mounted gas combination boiler, wood effect flooring, radiator, part tiled walls.

Rear Garden

Enclosed rear garden, tree, plants, wood store.

Front Garden

Pathway to front door, gas meter, wall to front, gravel.

Agent Note

The vendor has advised there is a yearly rent charge of £2.25p per year.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

