

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

- Ground Floor Hallway 3'9" x 16'4" (1.15 x 4.99)
- WC 3'2" x 6'2" (0.97 x 1.88)
- Ground Floor Bedroom 11'6" x 8'3" (3.52 x 2.53)
- Ground Floor Ensuite 3'10" x 7'8" (1.19 x 2.35)
- Kitchen 15'7" x 6'3" (4.76 x 1.92)
- Living Room 8'5" x 18'0" (2.57 x 5.50m)
- Living Room 15'7" x 18'0" (2.57 x 5.50m)
- First Floor Landing 3'10" x 10'8" (1.17 x 3.27)
- Bedroom 9'8" x 9'8" (2.97 x 2.97)
- Top Floor Ensuite 5'1" x 5'8" (1.56 x 1.74)
- Top Floor Landing 6'6" x 2'10" (2.00 x 0.87)
- Bedroom 6'4" x 7'4" (1.95 x 2.25)
- Bedroom 9'0" x 8'4" (2.75 x 2.55)
- Bedroom 5'7" x 6'3" (1.71 x 1.93)



16 Blue Falcon Road, Bristol, BS15 1UP
£1,750

PROPERTY TYPE House - End Terrace

BEDROOMS 4

RECEPTION ROOMS 1

BATHROOMS 3

EPC RATING C

COUNCIL TAX BAND D

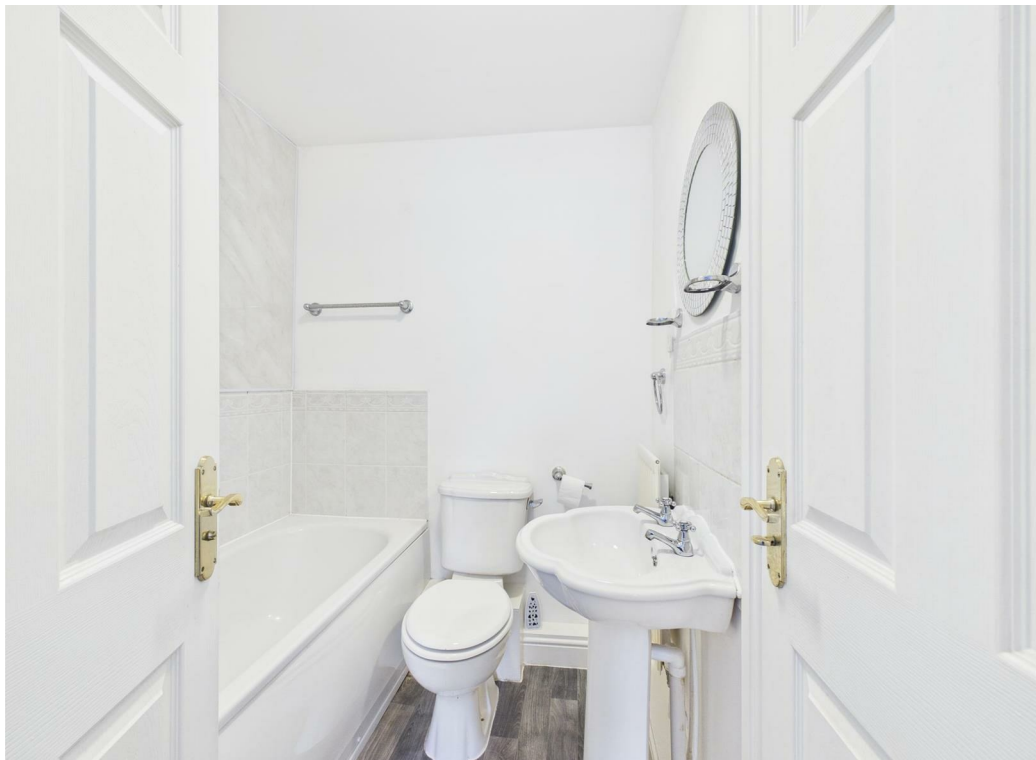


A well-presented four-bedroom townhouse offering spacious and versatile accommodation across three floors, complete with a garage and driveway parking for two vehicles.

The ground floor comprises a convenient WC and a bedroom with an en-suite shower room. On the first floor is a bright and airy living/dining room alongside a well-appointed kitchen. The second floor has a further three bedrooms, including a master bedroom with en-suite facilities and a modern family bathroom.

Externally, the property benefits from a low-maintenance decked garden. The property is available immediately and early viewing is highly recommended.

EPC rating of C and Council Tax Band D.



the location

what the owners will miss

just a thought...