



16 The Pavilions, Bristol, BS4 5DR Offers in excess of £330,000

Goodmove are proud to present this four bed townhouse for sale on The Pavilions, Bristol, BS4.

The property comprises an elegant entrance hall, with a courtesy door providing access to the integral garage. To the ground floor, there is a well-appointed shower room and a versatile fourth bedroom/additional reception room, featuring French doors opening onto the rear garden.

On the first floor, there is a spacious sitting room with triple windows that allow an abundance of natural light, together with a dining room leading through an archway to the fitted kitchen.

The second floor offers three bedrooms, comprising two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom further benefits from a stylish en-suite shower room and a walk-in wardrobe.

The property comes with a front driveway, offering plenty of off-street parking, and is situated in a quiet cul-de-sac, close to the popular Wells Road and Totterdown. Bristol City Centre, Temple Meads train station and North Street are all easily accessible.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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