



19 Far Handstones
, Bristol, BS30 8AR

Asking price £299,950



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Description

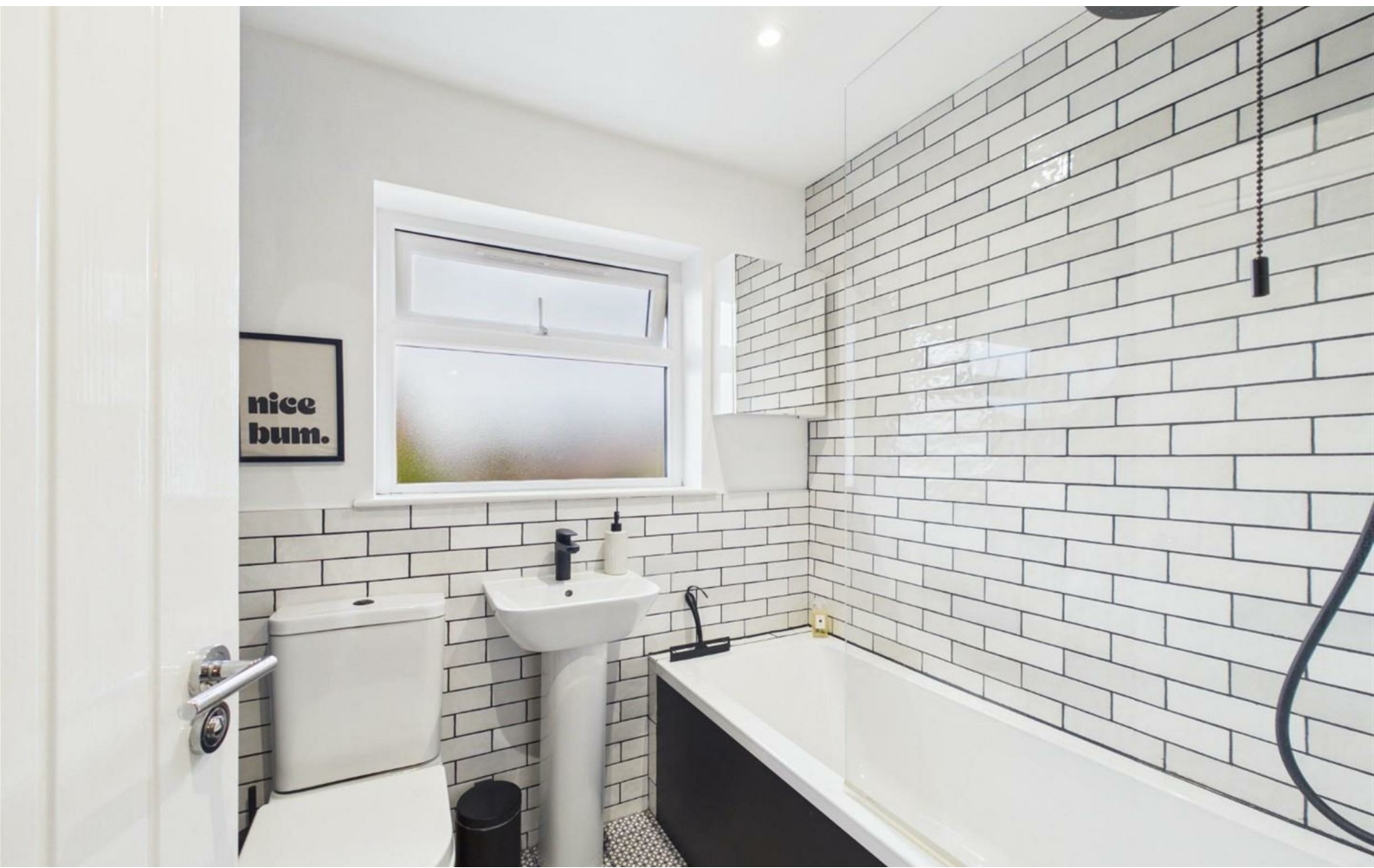
A stylish and contemporary home offering a fantastic combination of modern living, generous outdoor space and excellent convenience, complete with off-street parking for up to three vehicles and an enclosed west-facing rear garden.

Perfectly positioned for easy access to Jubilee Park, Willsbridge Mill and a range of local shops and amenities, this attractive home is ready to move into and would make an ideal choice for first-time buyers, couples or those looking for a well-connected home with plenty of outdoor space.

Step inside and the accommodation immediately impresses, with the entrance opening into a stunning kitchen/dining room — a superb social space and undoubtedly the heart of the home. A generous lounge provides a comfortable second reception space, while upstairs are two well-proportioned double bedrooms, with the principal bedroom benefiting from useful built-in wardrobes, alongside a

- STYLISH & CONTEMPORARY HOME
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM WITH MONSOON SHOWER OVER BATH
- USEFUL OUTBUILDING / STORAGE
- EASY ACCESS TO LOCAL SHOPS, SCHOOLS & SUPERMARKET
- GENEROUS LOUNGE
- MASTER BEDROOM WITH BUILT-IN WARDROBES
- ENCLOSED WEST-FACING REAR GARDEN
- CLOSE TO JUBILEE PARK & WILLSBRIDGE MILL
- VIEWING HIGHLY RECOMMENDED





The figure displays two floor plans for a property. The top plan is the Ground Floor, and the bottom plan is Floor 2.

Ground Floor:

- Living Room:** 3.20 x 4.77 m (10'5" x 15'7")
- Kitchen Diner:** 3.61 x 4.76 m (11'10" x 15'7")

Floor 2:

- Bedroom 1:** 2.73 x 4.78 m (8'11" x 15'8")
- Bedroom 2:** 2.68 x 2.81 m (8'9" x 9'2")
- Landing:** 1.88 x 1.14 m (6'2" x 3'9")
- Bathroom:** 1.68 x 1.93 m (5'6" x 6'3")

A compass rose is located in the bottom left corner of the floor plan area, indicating North (N), South (S), East (E), and West (W).

HOUSE+CO
PROPERTY

Approximate total area⁽¹⁾

62.6 m²

674 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		64	78
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			