

for sale

**£360,000** Leasehold



## Tenth Avenue Bristol BS7 0QJ

Nestled on the highly sought-after Tenth Avenue, this immaculate three-bedroom mid-terraced home offers the perfect blend of modern living and everyday convenience.

- Energy Rating: C
- Three Bedrooms
- Off Street Parking
- Ample Garden Space
- Highly Desired Are - Close to Many Local Amenities

# Property Details

## **Lounge** 17' 8" Max x 10' 5" Max ( 5.38m Max x 3.17m Max )

Double glazed window to front, radiator.

## **Kitchen / Diner** 10' 3" Max x 16' 3" Max ( 3.12m Max x 4.95m Max )

Double glazed French doors to rear, double glazed window to rear, fitted kitchen comprising wall and base units, work surfaces, sink/drain, electric oven, electric hob, integrated appliances, radiator.

## **Shower Room**

Low level WC, wash hand basin, shower cubicle.

## **Bathroom**

Low level WC, wash hand basin, bath.

## **Bedroom One** 17' 8" x 8' 2" ( 5.38m x 2.49m )

Double glazed windows to rear, radiator.

## **Bedroom Two** 10' 2" x 6' 3" ( 3.10m x 1.91m )

Double glazed window to front, radiator.

## **Bedroom Three** 7' 3" x 9' 3" ( 2.21m x 2.82m )

Double glazed window to front, radiator.

## **Outside**

Off street parking to front.

Enclosed rear garden mainly laid to lawn with decking area.





To view this property please contact Connells on

**T 0117 956 9555**  
**E [emersonsgreen@connells.co.uk](mailto:emersonsgreen@connells.co.uk)**

2 The Village Emerson Way Emersons Green  
BRISTOL BS16 7AE

Property Ref: EME307125 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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