

Connells

Kensal Avenue
BRISTOL

Kensal Avenue
BRISTOL BS3 4QY

for sale
£400,000







Property Description

This fantastic three bedroom mid terraced brick built home in Bedminster offers a great internal and external space of which would be absolutely fitting for a young family or first time buyers moving into the area. The property itself offers so much space that makes it a completely blank canvas and an ideal home to put your own stamp on. The renovation potential is endless.

Kensal Avenue is very well located, close to St John's Lane and within a few minutes' journey to Victoria Park, The Victoria Park Pub and The Rising Sun pub in Windmill Hill. The hugely popular North Street with its independent shops, cafes and restaurants is also very accessible with central Bristol and Wapping Wharf 1 mile away and Temple Meads 1.1 miles away through Victoria Park.

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.

Ground Floor

Hall

Kitchen
17' 1" max x 6' 1" max (5.21m max x 1.85m max)

Living Room
11' 6" max x 10' 5" max (3.51m max x 3.17m max)

Dining Room
11' 5" x 11' (3.48m x 3.35m)

First Floor

Landing

Bedroom One
11' 5" x 10' 8" (3.48m x 3.25m)

Bedroom Two
11' 4" x 10' (3.45m x 3.05m)

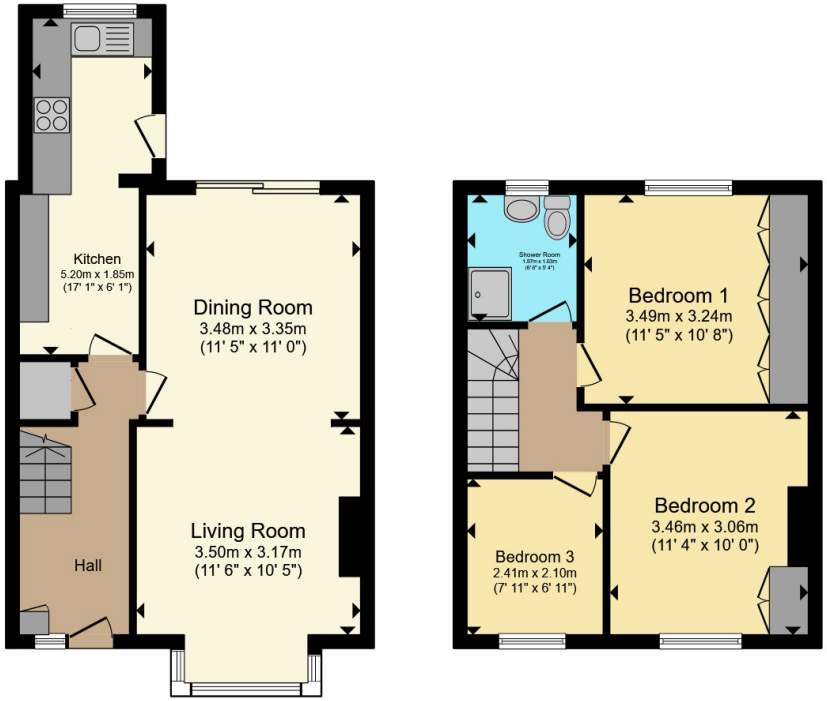
Bedroom Three
7' 11" x 6' 11" (2.41m x 2.11m)

Bathroom

Bathroom complete with a walk - in shower, toilet and sink







Ground Floor **First Floor**

Total floor area 78.0 m² (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BMR312810

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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