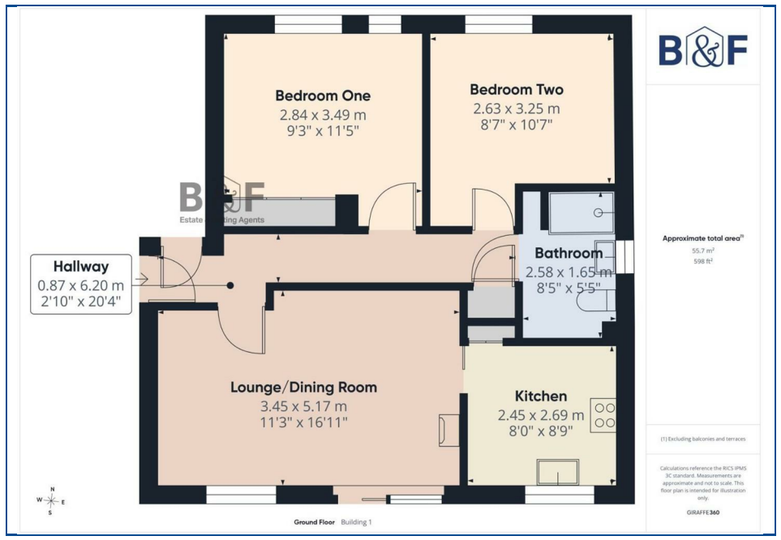
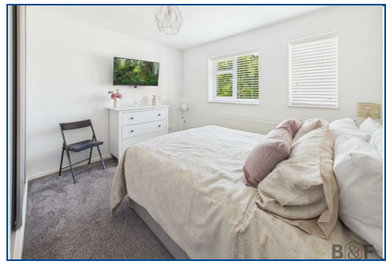
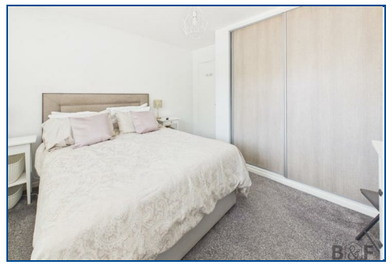
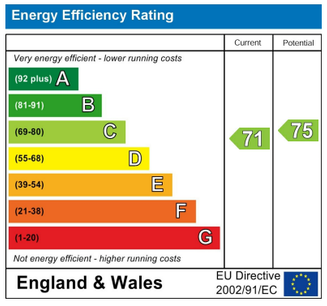






- No Onward Chain
- Private Patio
- Ample Off-Street Parking
- Fitted Kitchen With Appliances
- Lovely Shower Room
- Stunning Ground Floor Flat
- Garage
- Gas Central Heating
- Two Double Bedrooms
- Must Be Seen



MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

9 Woodlands Salisbury Road, Downend, Bristol, BS16 5QR
£245,000

Hallway

Lounge/Dining Room

Fitted Kitchen

Bedroom One

Bedroom Two

Shower Room

Outside

Communal Gardens

Private Patio

Garage

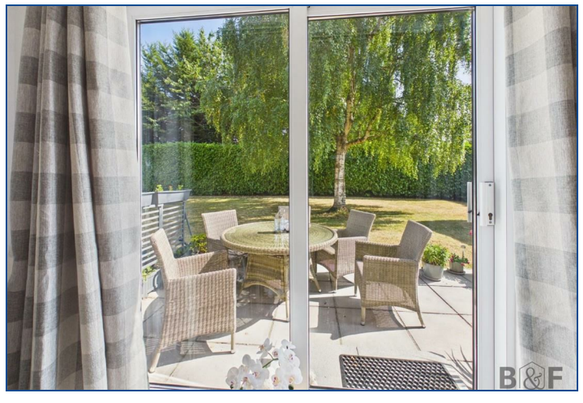
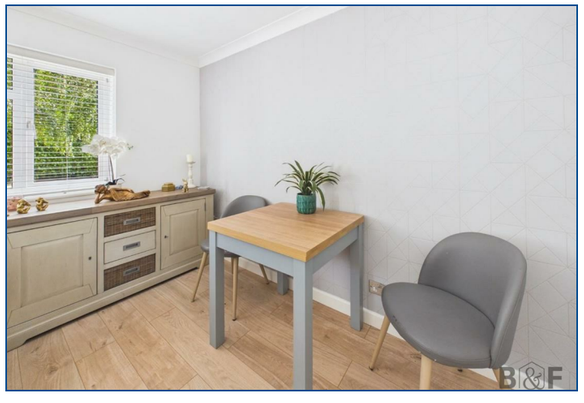
Ample Off-Street Parking

ODDERED WITH NO ONWARD CHAIN, and situated in this sought after small development, is this stunning two bedroom, 1980's built ground floor flat with private patio, enclosed mature communal gardens, ample off-street parking and garage.

The property is in super order through and benefits from uPVC double glazing, gas central heating, fitted kitchen with appliances and lovely shower room. The accommodation comprises spacious hallway, lounge/dining room with patio doors leading out onto private patio, fitted kitchen, two double bedrooms and shower room. One of the standout features of this flat is the absence of communal hallways, offering a sense of privacy and exclusivity within this desirable small block of flats.

The communal gardens are lovely and quiet. The property is is within walking distance of Downend offering arrange of shops, pubs and restaurants. The motorway network and Bristol to Bath cycle path are a short commute away.

We fully recommend an early internal inspection. Don’t miss your chance to make this lovely flat your new home.

Council Tax C. Energy Rating C. Remainder of 999 year lease. £950 service charge per annum.

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