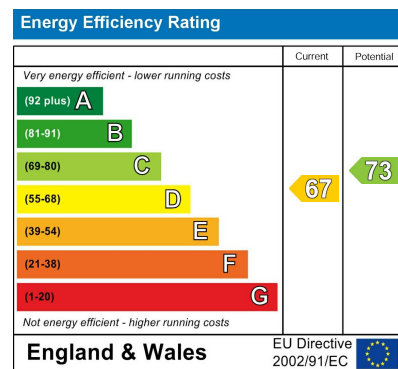


- Stunning Maisonette
- Beautiful Interior
- Luxury Bathroom
- Period Features
- Garage
- Two Double Bedrooms
- Fitted Kitchen with Appliances
- Beautiful Interior design
- Gas Central Heating
- Breath-taking Views

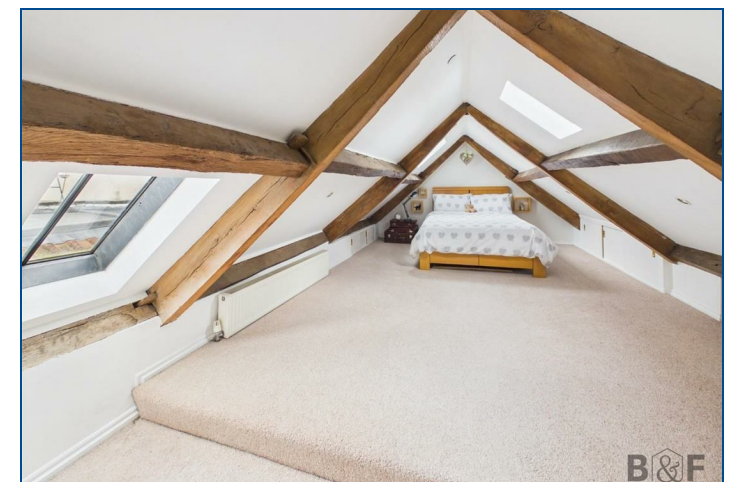
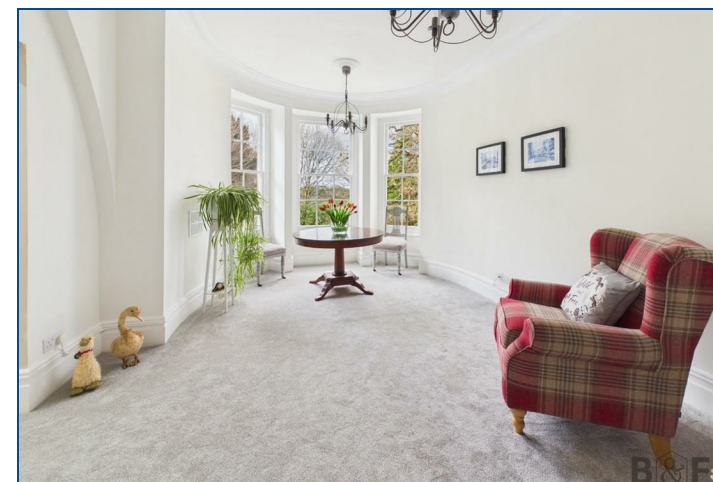


**MONEY LAUNDERING REGULATIONS 2003**

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.



**Cleewood House Cleve Wood Road, Downend, Bristol, BS16 2ST**  
**£315,000**



- Lobby
- Living/Dining Room 11'9 x 23'6
- Fitted Kitchen 5'10 x 10
- Bathroom 10'3 x 5'1
- Inner Hallway 6'10 x 3
- Bedroom Two 9'7 x 13'11
- First Floor Landing 13'6 x 5'9
- Master Bedroom 14'10 x 13'7
- Outside
- Communal Gardens
- Garage
- Off-Street Parking

NO ONWARD CHAIN. We are delighted to offer for sale this stunning two bedroom refurbished first floor maisonette with garage. The property forms part of Grade II listed building that has been sympathetically converted, yet retaining all its charm and character. The property is presented in excellent order throughout and offers deceptively spacious living accommodation, comprising entrance lobby, living/dining room with sweeping oak stair case leading to the master bedroom, fitted kitchen with appliances, luxury bathroom, inner hallway and double bedroom. The property just oozes quality and elegance. The views across to Frenchay Common are breath-taking. Situated close to local shops and amenities having good access to the motorway network and the Bristol to Bath cycle path. For those of you that enjoying walking you have lovely rural walks on your door step. In our opinion this splendid property is sure to appeal to profession couples and we fully recommend an early viewing.  
 LEASE 959 YEARS REMAINING. SERVICE CHARGE AND GROUND RENT £1650 PER ANNUM.  
 Energy Rating Band D. Council Tax C.

\*Please Interact With Our Market Leading Virtual Tour\*

