



GUIDE PRICE

**£475,000**

**Banner Road**

Bristol, BS6 5NA

## PROPERTY SUMMARY

The property opens into a welcoming entrance hall which provides access to the main living areas of the home. At the front of the property there is a bright and comfortable living room with a bay window that allows plenty of natural light to fill the space. This room could also be used as a potential fourth bedroom, offering flexibility depending on the needs of the buyer.

On the ground floor there is also a bedroom with its own en suite and a built in cupboard, providing a private and convenient space that would suit guests, family members, or those looking for ground floor accommodation. Upstairs on the second floor there are two further bedrooms along with the main family bathroom. These rooms offer comfortable accommodation and complete the layout of this well arranged home.

To the rear is a private rear garden. Permit parking is available.

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1   
2 

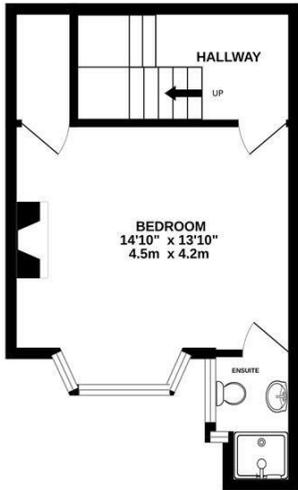




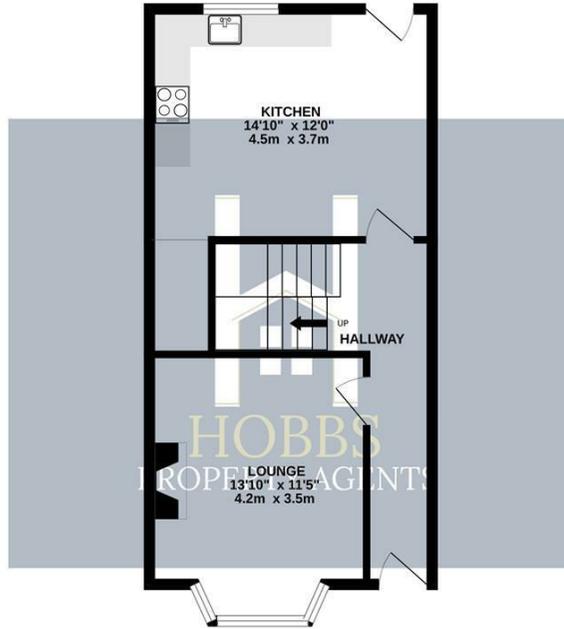




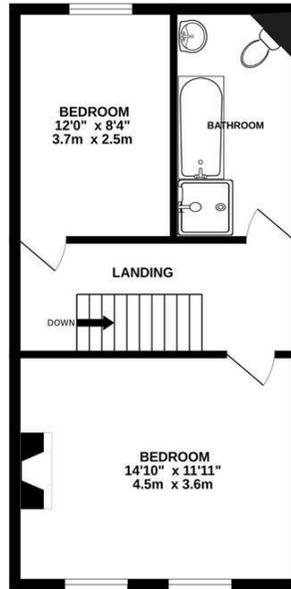
BASEMENT  
297 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**

Bristol City Council

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE DETAILS**

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