

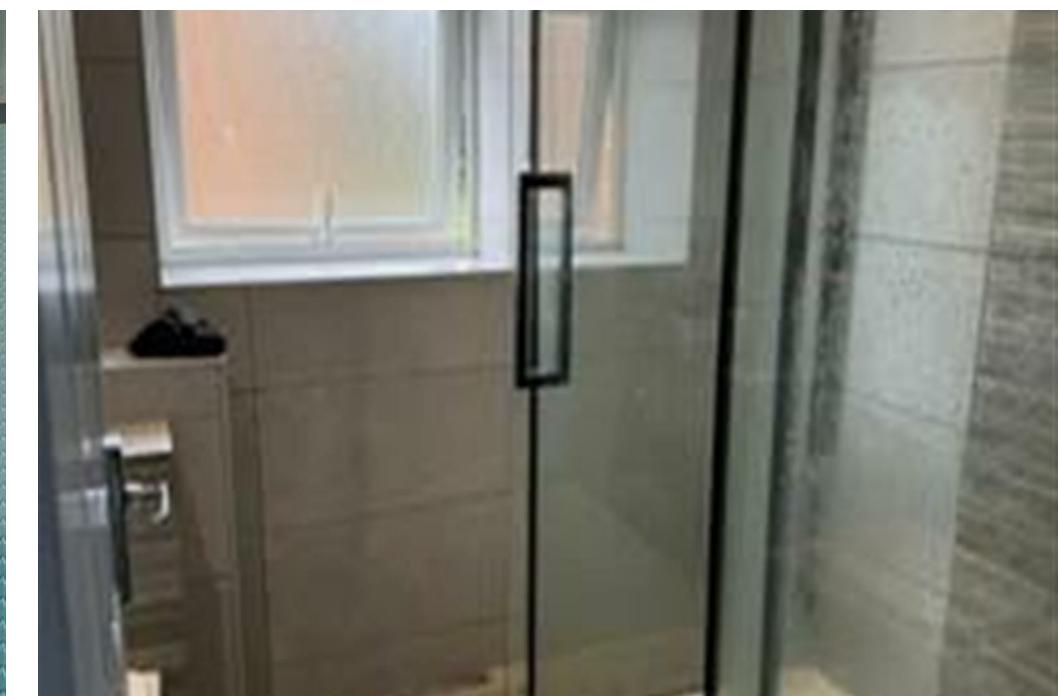


Lansdown Road,
Bristol,
BS16 9RG

£235,000



CASH PURCHASERS ONLY! In need of some repairs this property is being offered for sale with NO UPWARD CHAIN. This semi detached property is situated within the village of Pucklechurch and offers the following: An entrance hall, downstairs cloakroom, lounge/diner, kitchen, conservatory, shower room and three bedrooms. Further benefits are gas central heating, double glazing, and gardens. The property is in need of some repairs.



ENTRANCE HALLWAY

Double glazed door to front with double glazed side panel, stairs to first floor, understairs cupboard, laminate flooring, box style radiator.

DOWNSTAIRS CLOAKROOM

Double glazed window to front, pedestal wash hand basin, WC, part tiled walls, radiator, tiled flooring.

LOUNGE/DINER 24'10" x 10'11"

Double glazed French doors to rear garden, storage cupboard, radiator, door into conservatory and opening into.

KITCHEN 11'11" x 6'11"

Double glazed window to front, wall and base units, stainless steel single drainer sink unit with mixer tap, work surfaces over, Range style oven, plumbing for washing machine, spaces for fridge/freezer and dishwasher, double glazed door to side, (damage to ceiling).

CONSERVATORY 12'2" x 10'1"

Double glazed construction with French doors to rear garden.

FIRST FLOOR LANDING

Double glazed window to front, access to loft space, doors into

SHOWER ROOM

Double glazed window to side, shower cubicle, vanity wash hand basin, W/C, tiled walls, tiled flooring, heated towel rail.

BEDROOM ONE 11'7" x 10'11"

Double glazed window to rear, storage cupboard housing gas boiler, radiator, (damage to ceiling).

BEDROOM TWO 11'10" x 10'10"

Double glazed window to rear, storage cupboard, radiator.

BEDROOM THREE 7'4" x 6'11"

Double glazed window to front, radiator.

FRONT GARDEN

Laid to gravel stones with dropped kerb providing off street parking for several vehicles.

REAR GARDEN

Laid to lawn, decked area, garden sheds, gated access to the rear and further gated access to the front.

Notes

There are leased solar panels to this property.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold
Council Tax Band: A



- CASH BUYERS ONLY
- NO CHAIN
- SEMI DETACHED HOUSE
- LOUNGE/DINER
- KITCHEN, DOWNSTAIRS CLOAKROOM
- CONSERVATORY
- SHOWER ROOM
- THREE BEDROOMS
- GARDENS
- VILLAGE LOCATION

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.