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HAIR STUDIO
01179 739177

FOR SALE

2E Chandos Road

Redland | Bristol | City Of Bristol | BS6 6PE

£369,950



THE PROPERTY OUTLET



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The Property Outlet are delighted to offer to the sales market this contemporary and highly individual, modern constructed mews house which is presented to the highest of standards and offers a superb, vaulted open plan kitchen/living space and a Juliet balcony spanning the entire first floor with an abundance of natural light, two bedrooms (double and single) with a stylish shower room on the ground floor. Fitted with a Bang and Olufson sound system, USB plug sockets and Sky HD. All tiled areas on the ground floor including the shower room has heated floor. Gas energy saving combination boiler, solar panels (owned) and double glazed windows.

Set in a very favourable location in the very heart of Redland, Chandos Road has a small but extremely vibrant community with a range of interesting bars, shops and restaurants. A short level walk to Whiteladies Road with additional facilities and Clifton Down station linking Temple Meads.

A superb and completely unique property which has the added benefit of being offered with no onward chain.

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ROOM DESCRIPTIONS

Entrance Porch

Entrance Hallway

1.65m (5'5") x 3.61m (11'11")

(inclusive of stairwell) doors open to bedrooms 1 and 2, very contemporary staircase with glass and steel balustrade rising to the first floor, tall contemporary radiator, door to shower room, recessed spotlights, tiled floor, a very well planned understairs utility cupboard housing the automatic washer/dryer, further storage housing the wall mounted boiler.

Bedroom One

2.59m (8'6") x 3.23m (10'8")

A very cosy double bedroom with two high level Velux double glazed skylights, recessed spotlights, tall contemporary radiator, fitted storage cupboards with two hanging rails and additional storage above, cable for wall mounted tv unit.

Bedroom Two (Study)

1.45m (4'10") x 2.36m (7'9")

A small bedroom with double glazed window to the front elevation, tall contemporary radiator, recessed

Council Tax Band:

Tenure: Freehold



FEATURES

- Gas Central Heating
- Very Well Presented
- Mews Home
- Double Glazing
- Fantastic Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B	83	83
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	



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IMPORTANT: 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. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Prospective purchasers should note that these sales particulars have been prepared as a general guide only. A detailed survey has not been conducted, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are displayed, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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YOUR FREE

MARKET APPRAISAL

