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CARDIFF

VALE

CAERPHILLY

BRISTOL



Florence Road

STAPLE HILL



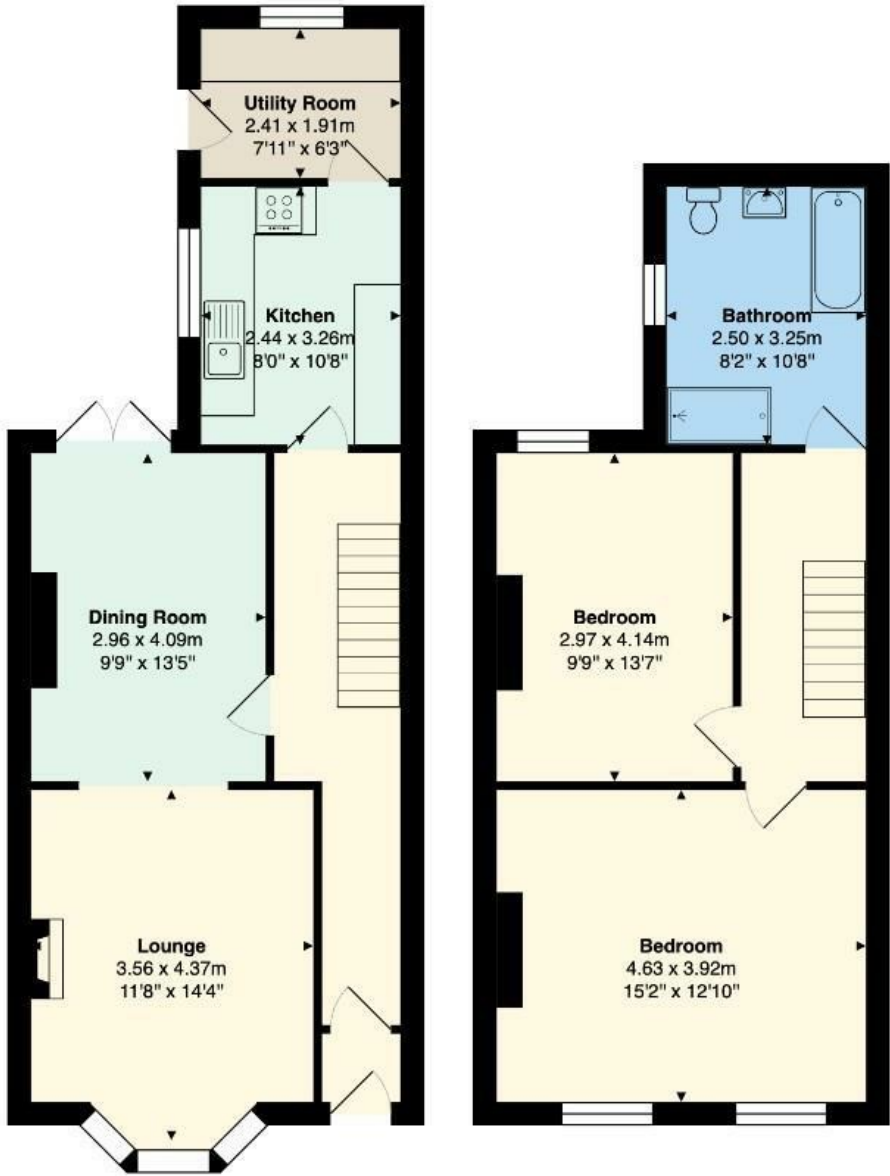
Comments by Mr Carl Mortimore

Property Specialist
Mr Carl Mortimore
Branch manager

c.mortimore@thepropertyoutlet.com



Comments by the Homeowner



7 Florence Road, Bristol

Total Area: 95.0 m² ... 1023 ft²

All measurements are approximate and for display purposes only



Florence Road

Staple Hill, Bristol, BS16 4SN

Asking Price

£325,000



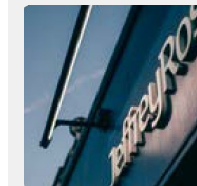
2 Bedroom(s)



2 Bathroom(s)



1022.20 sq ft



Contact our
Property Outlet Branch

0117 935 4565

The Property Outlet are pleased to offer to the sales market this fantastic Victorian bay fronted terraced home located on a popular quiet road, which is handily placed a short distance away from Staple Hill High street with it's array of shops, restaurants & amenities along with being a short walk away from Page Park and located on the Bristol cycle track. The property offers spacious living accommodation along with being well presented. You will be invited in via a large entrance hallway with a door leading to the living/dining room, the living room has a feature fire place, with the dining room having double glazed French doors leading to the rear garden. The Porcelanosa kitchen has an integrated electric hob/electric oven, fridge/freezer & space for a dishwasher along with plumbing for a washing machine within the utility room. To the first floor can be found two good sized double bedrooms & a lovely Porcelanosa bathroom with a walk in shower. This home further benefits from double glazing & gas central heating. Outside there is a front garden along with an attractive rear garden. The Property Outlet feel this home would ideally suit first time buyers & is being sold with no onward chain. Please contact us for your internal viewing to fully appreciate what this home has to offer.



Entrance Hallway

Living Room 11'8" 14'4" (3.56 4.37)

Dining Room 8'0" 10'9" (2.44 3.28)

Kitchen 8'0" 10'7" (2.44 3.25)

Utility Room 6'3" 7'10" (1.91 2.41)

First Floor Landing

Double Bedroom One 12'9" 15'1" (3.91 4.62)

Double Bedroom two 9'8" 13'6" (2.97 4.14)

Refitted Bath/Shower Room & W/c

Outside

Front Garden

Rear Garden

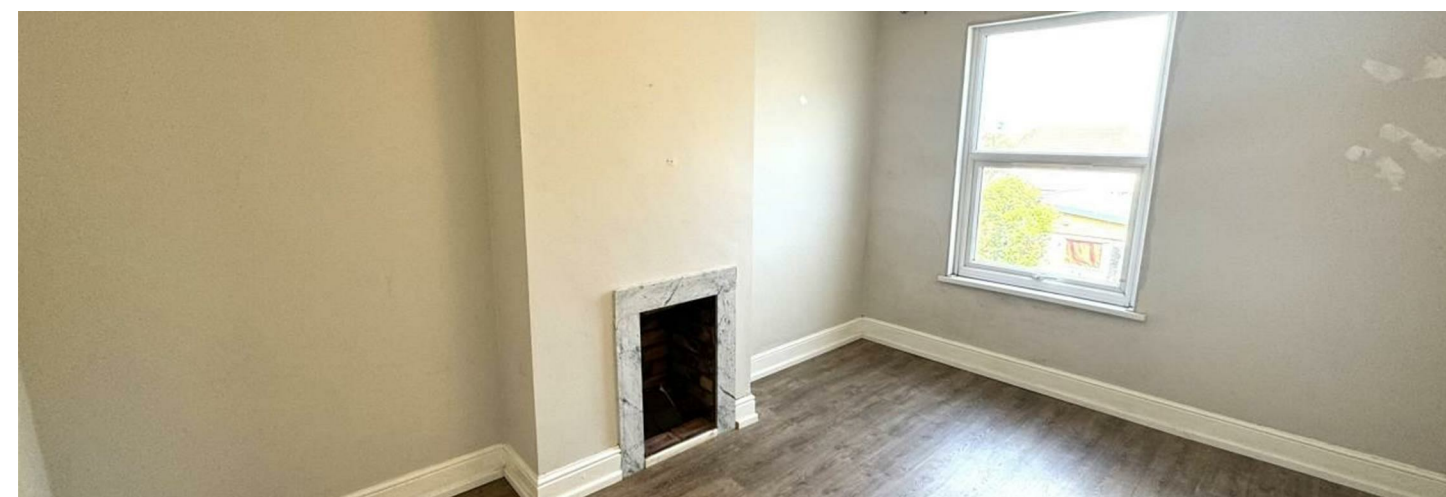
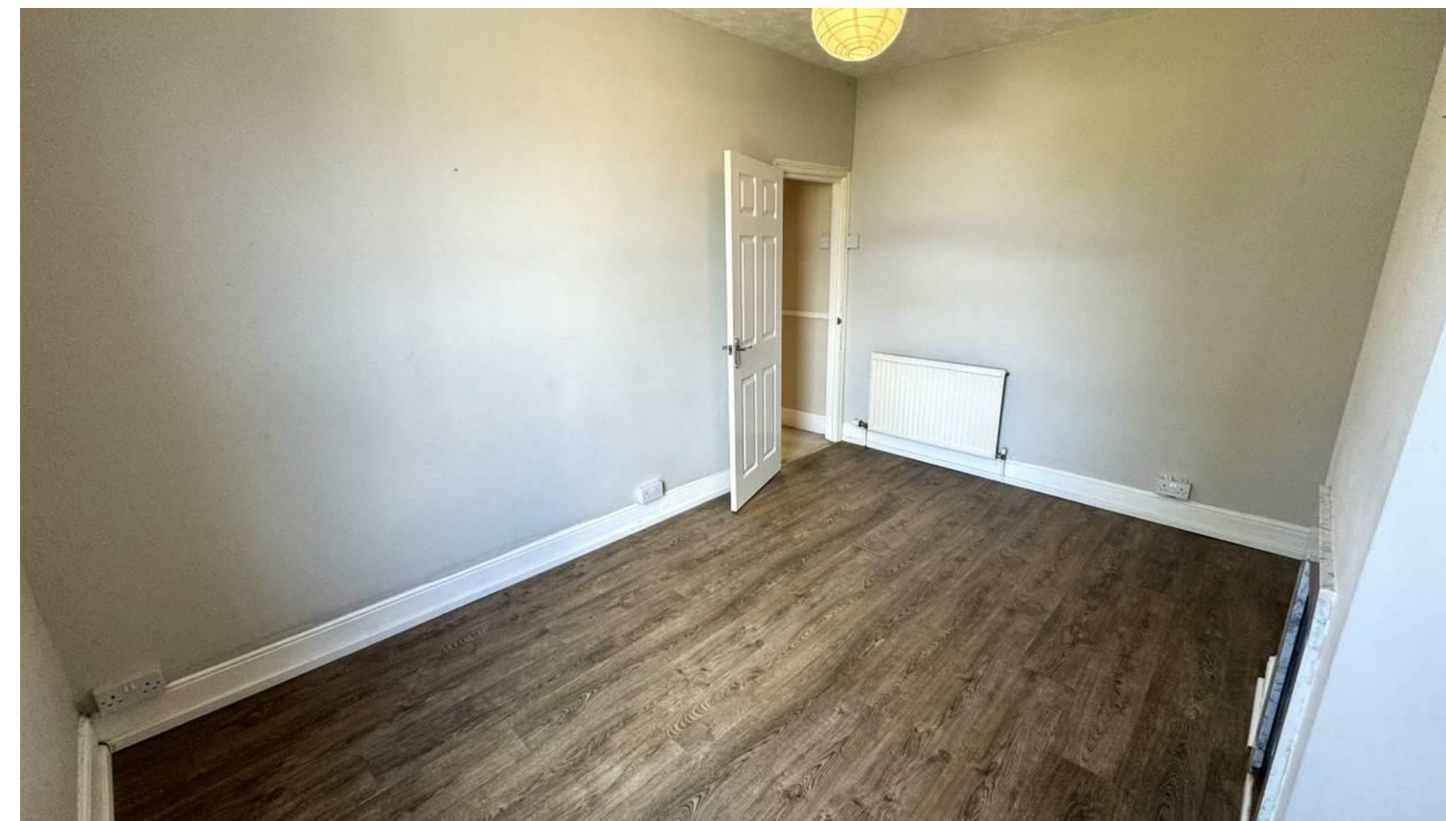
C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(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

