

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



FLORENCE ROAD  
STAPLE HILL



ENTRANCE HALLWAY

LIVING ROOM  
3.56 4.37 (11'8" 14'4")

DINING ROOM  
2.44 3.28 (8'0" 10'9")

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

UTILITY ROOM  
1.91 2.41 (6'3" 7'10")

FIRST FLOOR LANDING

DOUBLE BEDROOM ONE  
3.91 4.62 (12'9" 15'1")

DOUBLE BEDROOM TWO  
2.97 4.14 (9'8" 13'6")

REFITTED BATH/SHOWER ROOM & W/C

OUTSIDE

FRONT GARDEN

REAR GARDEN





## FLORENCE ROAD

STAPLE HILL, BS16 4SN - £325,000



2 Bedroom(s)



2 Bathroom(s)



1022.20 sq ft

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.



### COUNCIL TAX BAND - B

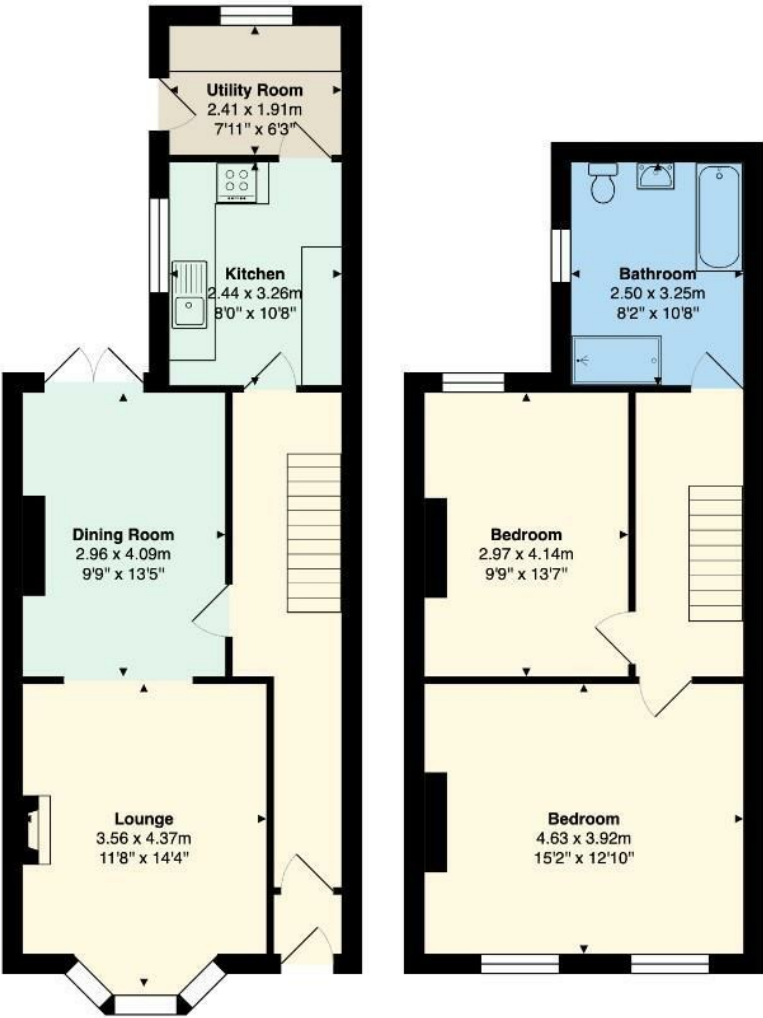
- Victorian Home
- Two Double Bedrooms
- Living/Dining Room
- Refitted Kitchen
- Refitted Bath/Shower Room & W/c
- Gas Central Heating
- Double Glazing
- Well Presented
- Attractive Rear Garden
- No Onward Chain



### PROPERTY SPECIALIST

Mr Carl Mortimore  
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Branch manager





7 Florence Road, Bristol

Total Area: 95.0 m² ... 1023 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |