



Millar House Merchants Road, Bristol, BS8 4HA

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A refurbished two-bedroom, second floor balcony flat with single garage located in the very heart of Clifton Village. The property has undergone a recent, comprehensive refurbishment to include an open plan living area with attractive fitted kitchen, newly appointed bathroom and renewed heating and wiring. Other attributes include a balcony of the living room attracting the evening sun, passenger lift, use of a communal garden at the front of the building, visitors car parking and the rare commodity of a single garage. Lastly, it should be noted that this property is offered for sale with no onward chain and can therefore be available for immediate occupation.



2



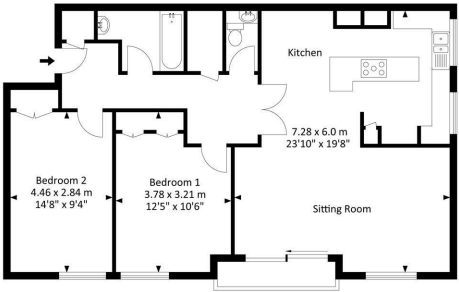
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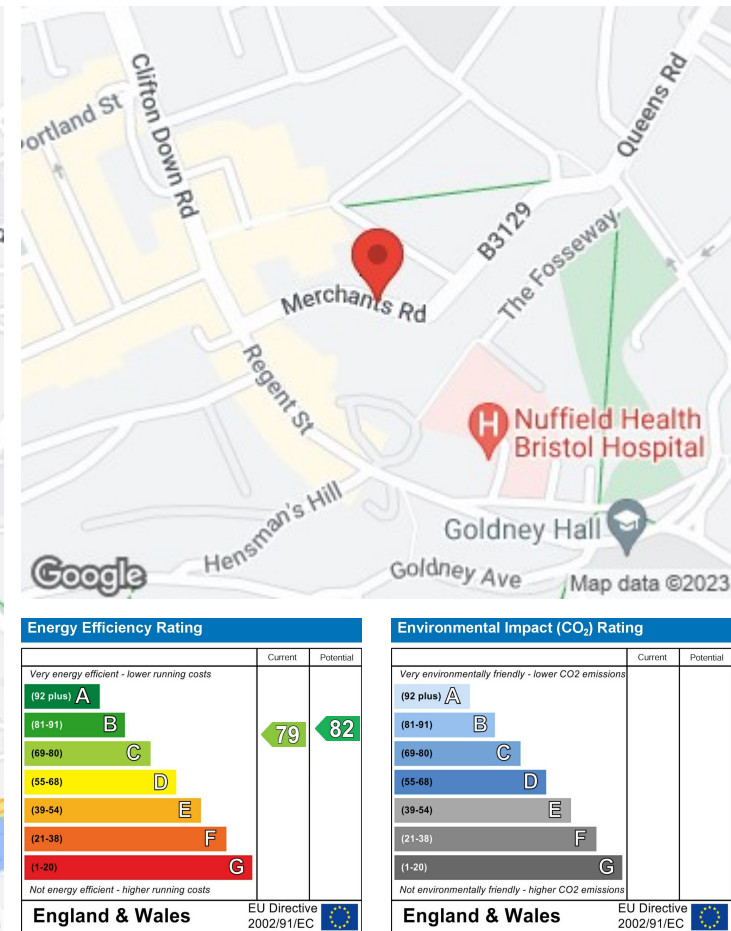
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Approx. Gross Internal Area
907.50 Sq.Ft - 84.30 Sq.M
Garage Area 147.20 Sq.Ft - 13.70 Sq.M
Total Area 1054.70Sq.Ft - 98.0 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



OTHER INFORMATION



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IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.