



39 Downleaze, Bristol, BS9 1LX

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BEST AND FINAL OFFERS ARE TO BE RECEIVED BY MIDDAY ON THURSDAY 24TH JUNE - PLEASE CONTACT THE OFFICE SHOULD YOU HAVE ANY QUERIES ABOUT THE PROCESS - A beautifully presented three double bedroom first floor balcony apartment, situated on a quiet, leafy and sought after road within the ever popular area of Sneyd Park, just moments away from The Downs.

Set within an attractive (grade II listed) Edwardian building the subject apartment is offered for sale in superb condition that offers spacious and light accommodation throughout. The property offers a generous entrance hallway allowing access to all of the accommodation in the apartment, and a useful storage cupboard. There is a generous living/kitchen/dining room to the front (extending into an attractive bay window) which allows ample room for both a living and dining space. To the rear of this room is an attractive kitchen which provides ample storage within a good range of wall mounted and floor mounted units, the latter benefiting from an attractive black granite work surface. There is a spacious master bedroom that benefits from access to a south facing balcony which has enough room for a table and chairs. The second bedroom is also a sizeable double bedroom and has a pleasant outlook over the gardens to the rear of the property. There is a beautifully presented bathroom room, with attractive tiling through out and a bath, large recessed double shower and a stunning original window with some particularly ornate stain glass work in it. The third bedroom has a pleasant outlook to the rear and allows space for a double bed or alternatively could be used as a study room.



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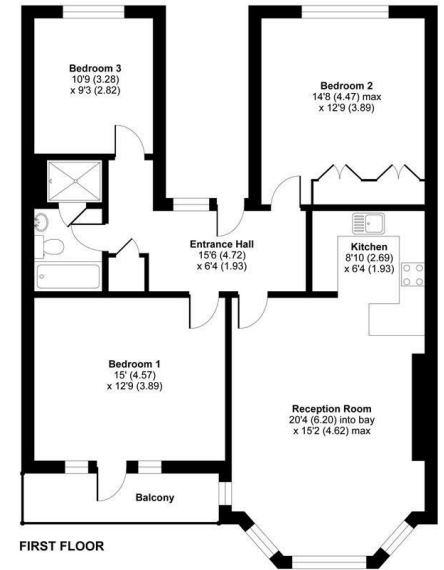
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Downleaze, Stoke Bishop, Bristol, BS9

Approximate Area = 1035 sq ft / 96.2 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential).
Produced for Hydes of Bristol. REF: 726524





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		

OTHER INFORMATION



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IMPORTANT NOTE

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