



Lime Kiln Gardens, Bradley Stoke BRISTOL BS32 0DB

welcome to

Lime Kiln Gardens, Bradley Stoke BRISTOL

A well presented semi detached family home, with off road parking via a large driveway adjacent to the house. Modern fitted kitchen, spacious living room with door opening on the private enclosed garden. On the 1st Floor you have two double bedrooms in additon to the family bathroom. No Chain.

Lime Kiln Gardens

Entrance

Hallway

Living Room

14' 7" max x 12' 2" max (4.45m max x 3.71m max)

Kitchen

8' 4" max x 8' max (2.54m max x 2.44m max)

Stairs Leading Upwards

Landing

Bedroom One

9' max x 12' 2" max (2.74m max x 3.71m max)

Bedroom Two

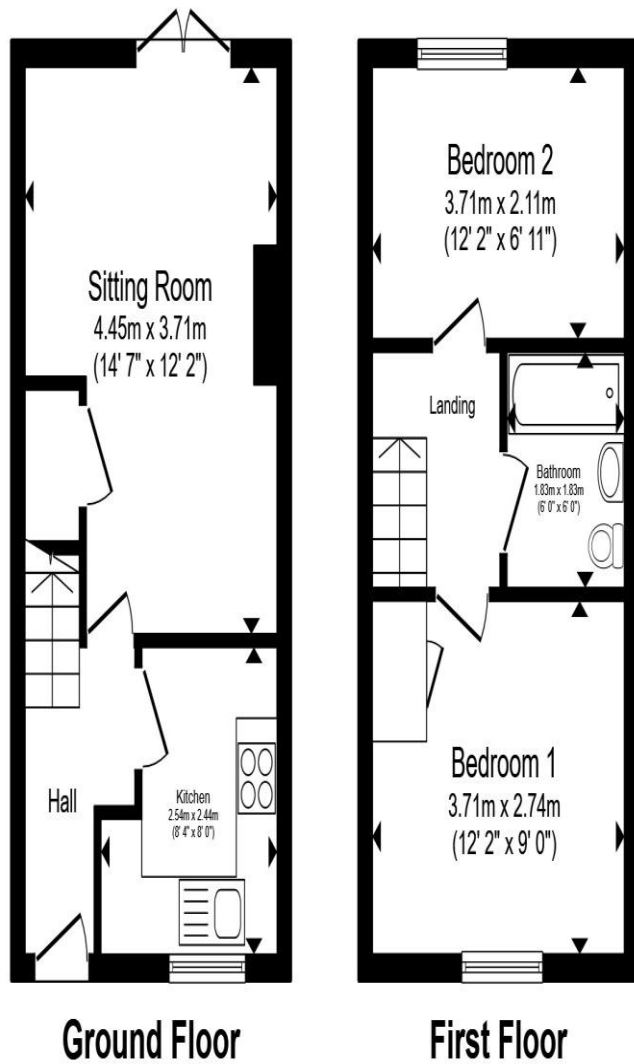
6' 11" max x 12' 2" max (2.11m max x 3.71m max)

Bathroom

6' max x 6' max (1.83m max x 1.83m max)

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 51.0 m² (549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to
Lime Kiln Gardens,
Bradley Stoke BRISTOL

- Semi detached house
- Long drive with parking 2+ vehicles
- Two double bedrooms
- Family bathroom
- Modern fitted kitchen overlooking front garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£280,000



view this property online allenandharris.co.uk/Property/STG110217



Property Ref:
STG110217 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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