



FULL RENOVATION REQUIRED! To book a VIEWING visit www.edwards-online.co.uk. With some spare cash and some tender love and care this property could be lovely... updating required. The property is located in Totterdown in BS4 located towards the South of the City and a walk from a growing number of popular restaurants and bars locally. There are good local transport links leading to Bristol City Centre and Bristol Harbourside. Situated in a converted Victorian style building and access via its own private entrance the accommodation comprises in brief of an entrance hall, bedroom come living space, kitchen, and access to a small section of rear garden. To benefit from no onward chain book your viewing today.

- **Needing Modernisation**
- **Basement level**
- **Bedroom come living space**
- **Gas Central Heating**
- **No Onward Chain**
- **Studio Apartment**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Measurements are to be taken as a rough guide only and of there is anything that is of particular importance the agent advises that the prospective purchase check this themselves directly.