



MAGGS  
& ALLEN

24B SANDLING AVENUE  
HORFIELD, BRISTOL, BS7 0HT  
Price Guide £175,000

A one-bedroom ground floor that enjoys open plan living accommodation. One of only three flats in the building and benefiting from a good sized private garden and excellent transport & commuter links to Bristol City Centre this would be a perfect first purchase or buy to let investment.

## Outside

Telephone entry system, door to outside opens into:

## Communal Hallway

Stairs to first floor, door to property opens into:

## Kitchen/Living Area

18'10" x 9'0"

A good sized open plan living space idea for entertaining! Entering the room from the communal hallway the living area is to the front of the property with double glazed window to front aspect, wood effect floor running the length of the room that gives way to the well furnished modern high gloss fronted fitted kitchen that incorporates a stainless steel 4 ring gas hob with stainless steel extractor over and electric oven under, integrated fridge/freezer and plumbing for washing machine/dishwasher, subway tiling to splash backs, radiator, door opening into:

## Internal Hallway

Continuation of wood effect flooring, telephone entry system, door to bedroom, door to:

## Shower Room

5'11" x 5'5"

Fitted with a 3 piece white suite comprising screen surround shower with mains shower over, close coupled WC and pedestal wash hand basin, tiling to 3/4 height walls and splash backs, Velux window to side aspect, vinyl flooring, radiator.

## Bedroom

9'6" x 9'1"

Vaulted ceiling, double glazed French doors opening onto garden, radiator.

## Garden

The property enjoys a private garden laid predominantly to lawn and enclosed to all sides with a combination of panel fences and brick walling with pedestrian access to rear lane.

## Location

Conveniently located off of Gloucester Road with its plethora of amenities and recreational facilities to include shops, doctors, schools, pubs, takeaways and restaurants.

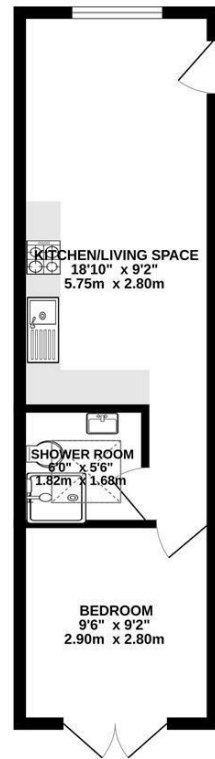
## Lease Info

TBC

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 311 sq.ft. (28.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Garden flat
- Open-plan living space
- One bedroom
- Off-street parking
- Convenient location
- Ideal FTB or investment

**Guide Price:** £175,000

**Tenure:** Share of Freehold

**Council Tax Band:** A

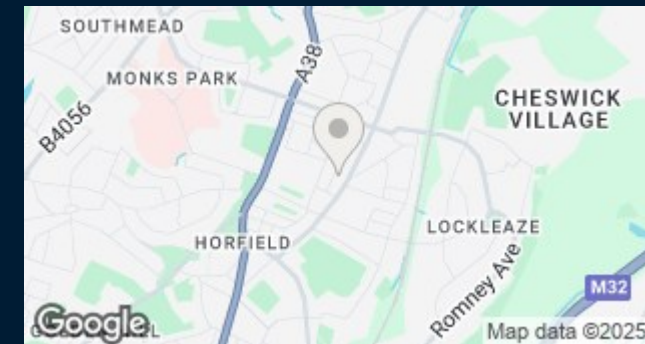
**EPC Rating:** C

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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