



Fairview Cottage New Road, Bristol, BS39 6JH

Offers in excess of £365,000

*** No Onward Chain ***

Good Move are delighted to present this Spacious Five-Bedroom Family Home with Fantastic Potential to the market.

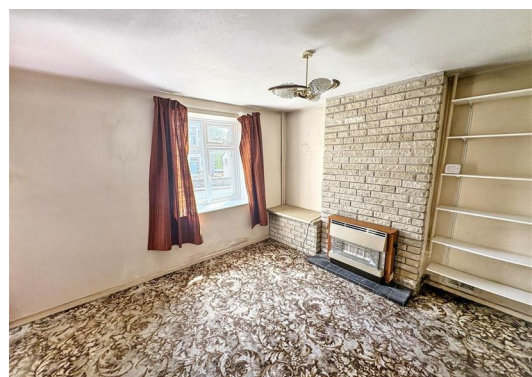
Requiring a programme of modernisation, the property is perfect for those wishing to put their own stamp on a property and add value.

The ground floor comprises a welcoming entrance hall, a spacious lounge, a well-proportioned kitchen, a convenient downstairs WC, and an additional reception room/bedroom.

To the first floor are four bedrooms, including two generous doubles with built-in wardrobes, alongside a family bathroom serving the remaining accommodation.

Externally, the property enjoys generous rear gardens, offering ample space for children to play, outdoor entertaining or keen gardeners, with excellent scope to landscape and personalise.

Located in the sought-after village of High Littleton, the property benefits from a welcoming community atmosphere and a range of everyday amenities, including a well-regarded primary school, local shops, traditional pubs and



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		



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