









15 Poplar Road, Speedwell, Bristol, BS5 7TP

Offers In Excess Of **£180,000**




Like what you see?

Get in touch to arrange a viewing!

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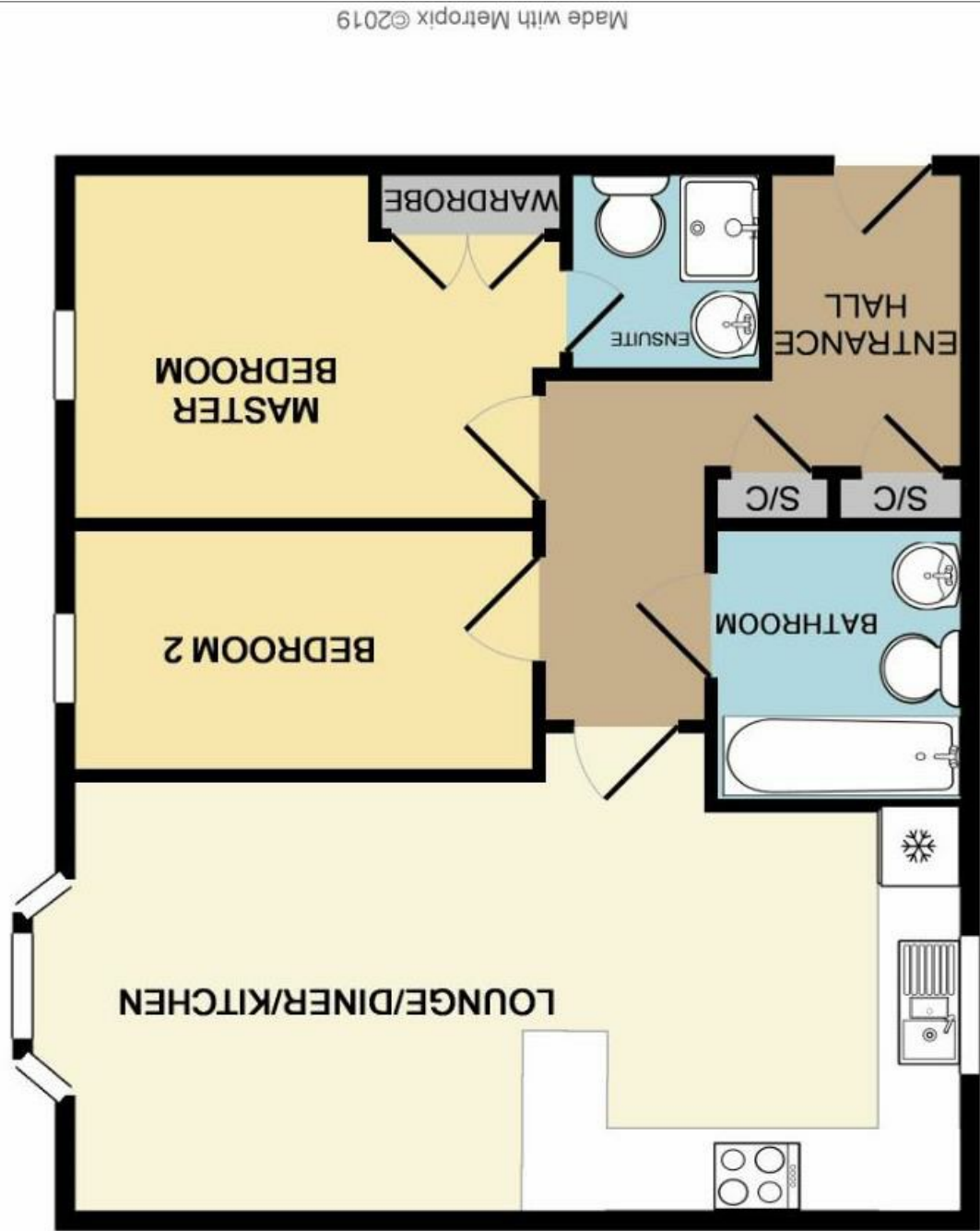
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Don't forget to register and stay ahead of the crowd.

The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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NO CHAIN!! STUNNING GROUND FLOOR APARTMENT!! TWO BEDROOMS!! OPEN PLAN LOUNGE/KITCHEN/DINER!! EN-SUITE!! GREAT LOCATION!! SPACIOUS ACCOMMODATION!! This superb modern ground floor apartment is all set to move into and you will certainly want to once you experience the sheer space and overall accommodation!! Offering two beautifully proportioned bedrooms, the master boasting fitted wardrobes and en-suite shower room, you will be impressed straight away!! The hall has two very useful storage cupboards and leads to the tremendous Lounge/Kitchen/Diner!! With more than ample space for entertaining and impressing friends, you can cook up a masterpiece in the fantastic Kitchen which is complete with integrated appliances!! Finally, the bathroom is fitted with a white suite and neutrally tiled!! Externally the allocated parking is just behind the building!! Ideally situated for access to St George, Fishponds and the motorway links via the M32, this place is a must view, so what's holding you back? Call today to arrange your viewing!! Furniture is included in the sale price.



Entrance Hall

9'6"narrowing to 9'1" x 10'0" narrowing to 3'4" (2.90mnarrowing to 2.77m x 3.05m narrowing to 1.02m)
Door to front, entry phone system, radiator, storage cupboard, storage cupboard housing fuse board.

Lounge/Kitchen/Diner

18'4" x 14'0" narrowing to 10'8" (5.59m x 4.27m narrowing to 3.25m)
Two double glazed windows to side (one being a bay window), dual aspects, breakfast bar, integral fridge/freezer, two radiators, wall and base units, worktops, splashbacks, cupboard housing gas combi boiler, one and half bowl sink drainer, gas hob, electric oven, cooker hood, integral washing machine, spotlights.

Bedroom One

12'1" max x 8'8" max (3.68m max x 2.64m max)
Double glazed window to side, radiator, built in wardrobes, door to en suite.

En-Suite

5'5" x 5'0" max (1.65m x 1.52m max)
Shower cubicle, WC, wash hand basin, heated towel rail, spotlights, extractor fan, part tiled walls.

Bedroom Two

11'6" x 6'8" (3.51m x 2.03m)
Double glazed window to side, radiator.

Bathroom

6'3" x 6'8" (1.91m x 2.03m)
Extractor fan, enclosed bath, WC, wash hand basin, heated towel rail, part tiled walls.

Parking

Parking bay for one car.

Communal Areas

Bike and bin store.



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		
	71	73
England & Wales		
EU Directive 2002/91/EC		

