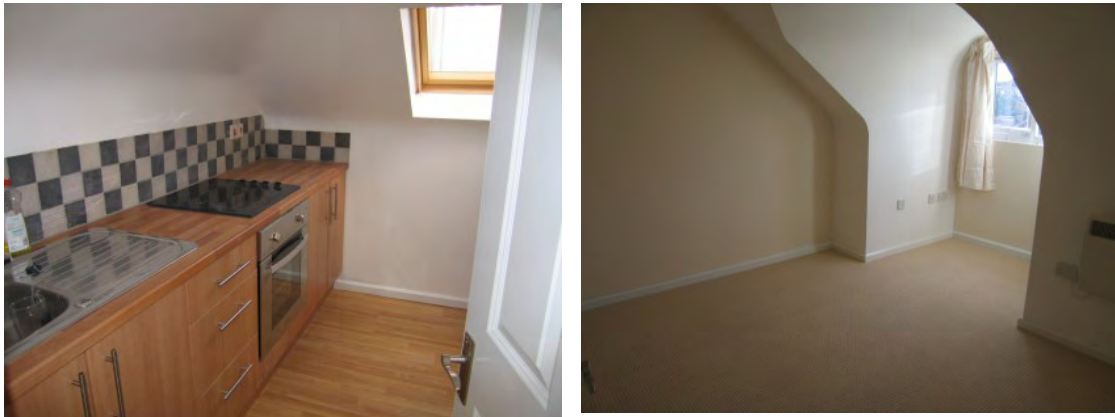




**FLAT 5, 10 BRISLINGTON HILL
BRISLINGTON
BRISTOL BS4 5BD**

- Newly converted top floor flat
- Modern kitchen
- One bedroom
- No chain
- Double glazing



Price £115,000

Flat 5, 10 Brislington Hill, Brislington, Bristol, BS4 5BD

Measurements taken to vertical wall surfaces, sloping ceilings throughout.

ENTRANCE

Via communal entrance door into:

COMMUNAL ENTRANCE PORCH

Stairs lead to the entrance door which gives access to stairs to:

LANDING

Skylight window, cupboard with plumbing for washing machine.

LOUNGE 15'2" x 12'6"

Split partly to two parts, two double glazed windows to rear, electric panel heater, tv point, telephone point, airing cupboard housing hot water tank.

KITCHEN 8'11" x 7'3"

Fitted with base cupboards and drawer units with roll edged work surfaces and tiled surround, built in electric oven with ceramic hob, single drainer sink unit with mixer tap, fridge/freezer, velux window to front, extractor fan.

BEDROOM 13'0" max. x 6'1".

Velux window to front slope, electric panel heater.

BATHROOM

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, panelled bath with tiled surround, electric panel heater, opaque double glazed window to rear.

VIEWING ARRANGEMENTS

Strictly by appointment with Clark & Co Estate Agents

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These particulars have been prepared in good faith to give a fair and overall view of the property. None of the services, appliances or equipment has been tested. Purchasers should satisfy themselves on such matters prior to purchase. Any area, measurements or distances referred to are given as a GUIDE ONLY and not deemed to be precise. Any floor plans provided are for illustrative purposes only and are NOT necessarily to scale. If such details are fundamental to a purchase, purchasers should rely on their own additional enquiries. All negotiation should be conducted through Clark & Co Estate Agents.