

**NEXA**  
BRISTOL



8 Blandamour Way, Bristol, BS10 6WE  
£300,000





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Simon @ NEXA Bristol is pleased to offer for sale this lovely two bedroom home. Located on a modern development in Southmead this spacious and bright two bedroom terraced homes accommodation in brief comprises of entrance hallway, cloakroom large living room, kitchen with some appliances, spacious master bedroom with built in wardrobes, second bedroom, bathroom and storage cupboard. Allocated parking and a well kept garden is located to the rear of the building. The home would make an ideal first time buyer or investor purchase.

## Description



## Situation



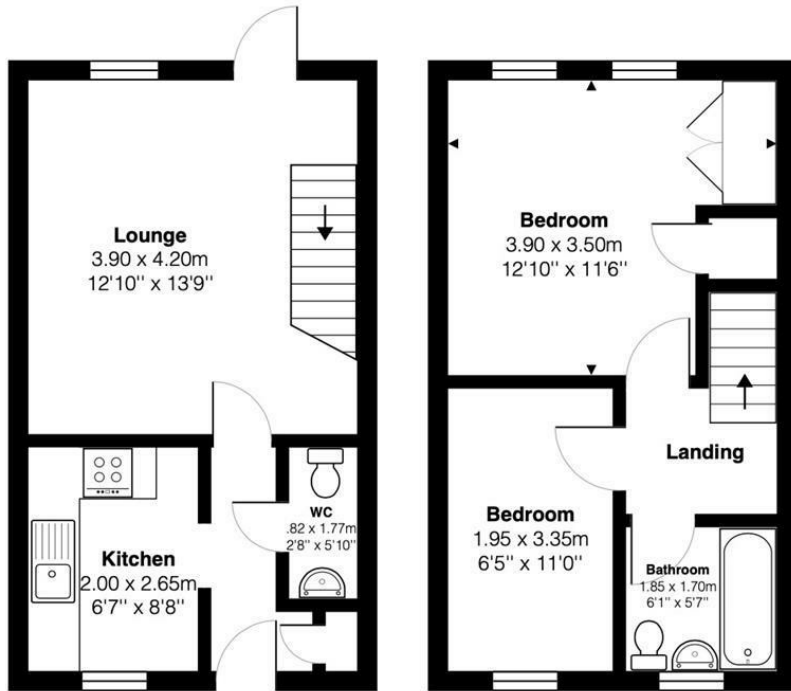
null

Council Tax Band: B

Available:



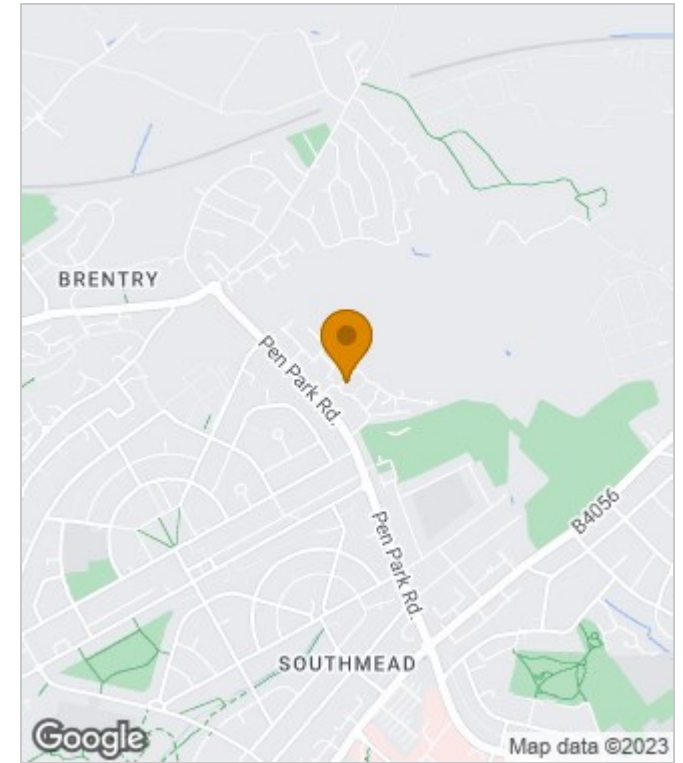
## Floor Plans



Total Area: 54.6 m<sup>2</sup> ... 588 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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