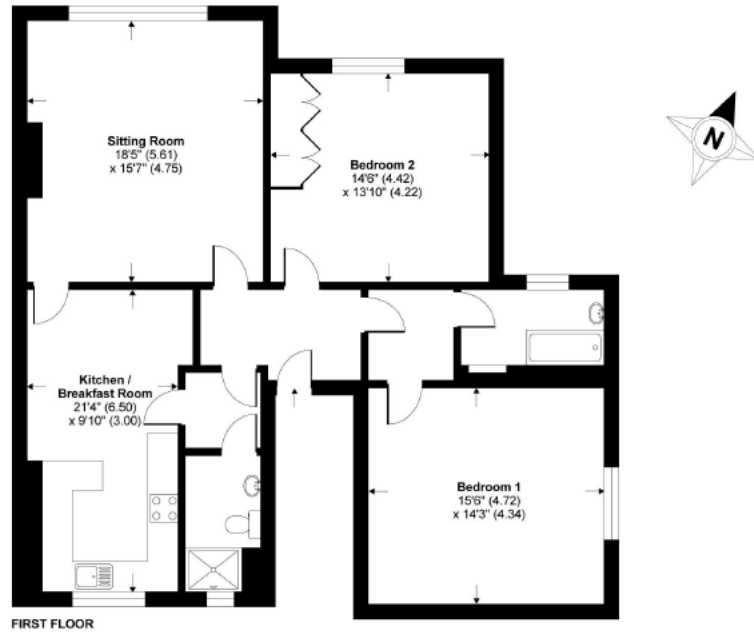


## First Floor Flat, 47 Downleaze, Sneyd Park, Bristol, BS9 1LX

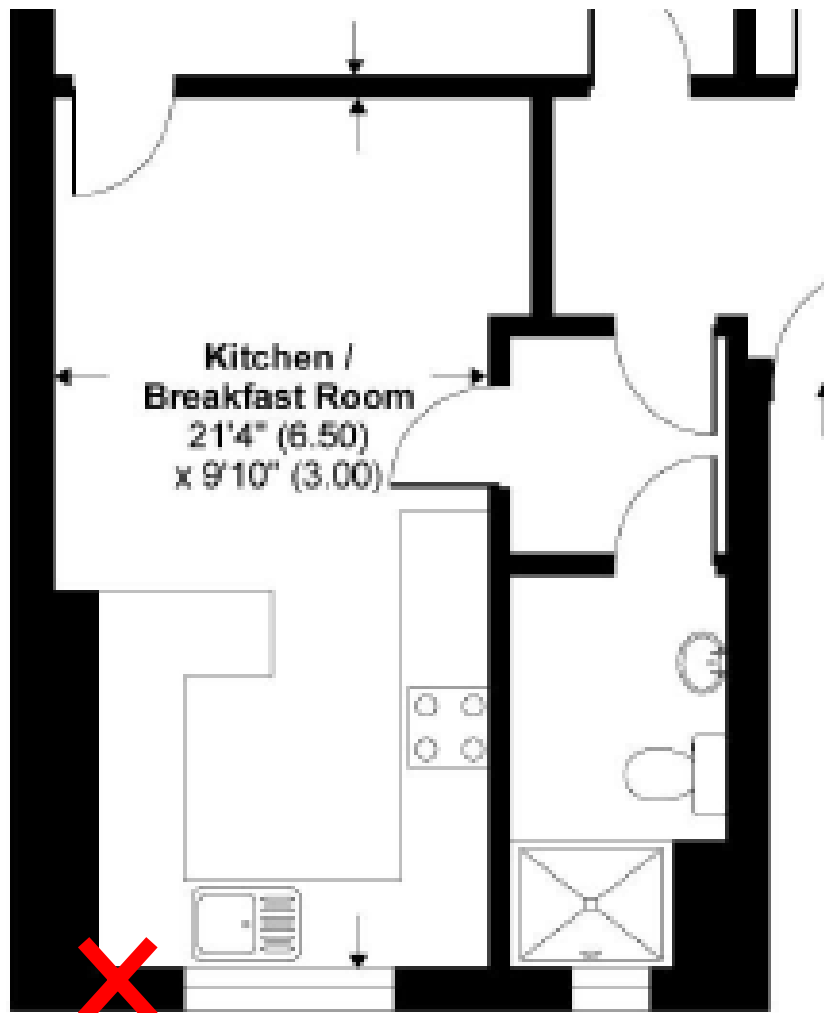
APPROX. GROSS INTERNAL FLOOR AREA 1165 SQ FT 108.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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The above details the layout of the flat.



**FIRST FLOOR**



Hole for Flue Extractor to be drilled here, this is the external wall for the property as detailed above. This is the only suitable location for the flue within the kitchen where the gas pipes etc are located.

See Photograph of building (rear) for photograph in direction of blue arrow above.