



Berkeley Road,
Bristol,
BS16 3NB

£300,000



Hunters Estate Agents - Fishponds office are delighted to offer this unique and eye catching Freehold property arranged as 2 separate 1 bedroom flats, converted from this original 1930's home, in the 1970's. This individual property features a Ground Floor - 1-bedroomed flat (currently let - notice to be given) with direct access onto a generous rear garden, leading to a GARAGE. EPC rating: E/Council Tax band: A. FIRST FLOOR - 1-bedroomed flat (Vacant). EPC rating: D/Council Tax band: A. Both flats have independent services/utilities. This property will be sold as a single Title deed and therefore is best suited to Cash buyers. The property offers outstanding potential as a Buy to let investment or scope to return to the original 3-bedroomed house, subject to the necessary permissions and authority.

Front and rear gardens with a GARAGE (currently let - to be offered with vacant possession). Hunters Exclusive - recommended viewing.



ENTRANCE

Paneled communal entrance door into..

COMMUNAL HALL

Cupboard containing electric meters for ground and first floor flats, stained and leaded glazed fixed window alongside entrance door. Private entrance door into..

GROUND FLOOR FLAT

HALL

Under stairs storage cupboard.

LOUNGE 14'5" x 12'8"

Maximum overall into a UPVC double glazed bay window, dimension maximum overall into alcoves, tiled fireplace, electric night storage heater, picture rail.

BEDROOM ONE 11'10" x 10'7"

Minimum overall to include one wall to wall fitted with wardrobes and overhead cupboards, electric night storage heater, picture rail, UPVC double glazed window with a pleasant elevated outlook onto the rear garden.

KITCHEN 8'2" x 6'10"

Fitted with several wall, floor and drawer storage cupboards, space for electric cooker and washing machine, rolled edged working surfaces, single drainer stainless steel sink unit, splash back tiling, fitted extractor fan, vinyl floor covering, window onto rear lobby, multi paned door into..

REAR LOBBY

UPVC double glazed door onto the rear garden, door into..

SHOWER ROOM 6'8" x 5'8"

White suite of low level WC and pedestal wash basin, vinyl floor covering, enclosure with a built in thermostatically controlled shower, UPVC double glazed and frosted window to rear.

FIRST FLOOR

Private entrance door from communal hall revealing a staircase to the first floor.

LANDING

Access to roof space, picture rail.

LOUNGE 12'1" x 10'9"

Maximum overall into alcoves, electric night storage heating, UPVC double glazed window to front, picture rail.

KITCHEN 8'5" x 7'10"

Fitted with a range if timber grain effect fronted wall, floor and drawer storage cupboards, rolled edged working surfaces, space for electric oven and washing machine, single drainer stainless steel sink unit, splash back tiling, vinyl floor covering, UPVC double glazed window to front, picture rail.

BEDROOM ONE 11'10" x 11'10"

Dimension maximum overall into alcoves, UPVC double glazed window to rear with pleasant outlook onto the rear garden, electric night storage heater, picture rail.

BATHROOM 6'9" x 5'7"

White suite of paneled bath, low level WC and vanity wash basin, fitted triton shower over bath, UPVC double glazed and frosted window to rear, splash back tiling, Dimplex electric fan heater.

EXTERIOR

GARDEN

The property benefits from an enclosed front garden. The larger rear garden accessed via the ground floor flat offers an initial paved patio extending onto two sections of lawn, a concrete laid path leads to a pedestrian gate opening onto a rear service lane. The detached garage is located within the rear garden boundary with up and over door opening onto a rear service lane. Access to sub foundation storage.

Tenure: Freehold
Council Tax Band: A



- Unique opportunity - Freehold House arranged as 2x 1-bed flats
- Priority Cash buyers encouraged
- Front and rear garden with GARAGE
- Dwelling offers 2 bedrooms, 2 Recs, 2 Kitchens a Shower and a Bathroom
- Also suited dual family sharers
- Potential rental income
- Suited Buy to Let investors
- Scope to convert into a 3-bed home (subject to Building/Planning approval)
- Both flats to be offered with vacant possession
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	54	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.