



SARAH CLARK

PROPERTY CONSULTANTS



23 Kersteman Road, Bristol, BS6 7BX

Guide price £600,000

Situated on the highly desirable Kersteman Road in Redland, Bristol, this unique detached house presents an exceptional opportunity for those seeking a project with vision and ambition. In need of full renovation throughout, the property offers enormous scope to modernise, reconfigure, and create a truly bespoke family home.

The ground floor features two spacious reception rooms – a bright bay-fronted sitting room and a separate dining room opening onto the garden – alongside a generously sized kitchen. Upstairs, you'll find three well-proportioned bedrooms, including two doubles and a further single, as well as a family bathroom.

Externally, the property benefits from a private rear garden and a detached garage, ideal for storage or conversion (subject to planning).

Situated in a highly desirable catchment area, the home is well-placed for outstanding local schools, excellent amenities, and strong transport links. Redland is renowned for its vibrant community and welcoming atmosphere, making this location as appealing as the house itself.

These opportunities do not come up often. With its character, space, and unbeatable location, it represents a rare opportunity to create a dream home in the heart of Bristol.

Please note:

This is a probate property. We have been advised probate will be granted imminently but we cannot guarantee the timescale.

This property will suit a cash purchaser.

- Detached Family Home
- Highly Desirable Area
- Three Bedrooms
- Two Reception Rooms
- Double Garage
- No Onward Chain

Viewing

Please contact our Whiteladies Road Office on 0117 4522400 if you wish to arrange a viewing appointment for this property or require further information.



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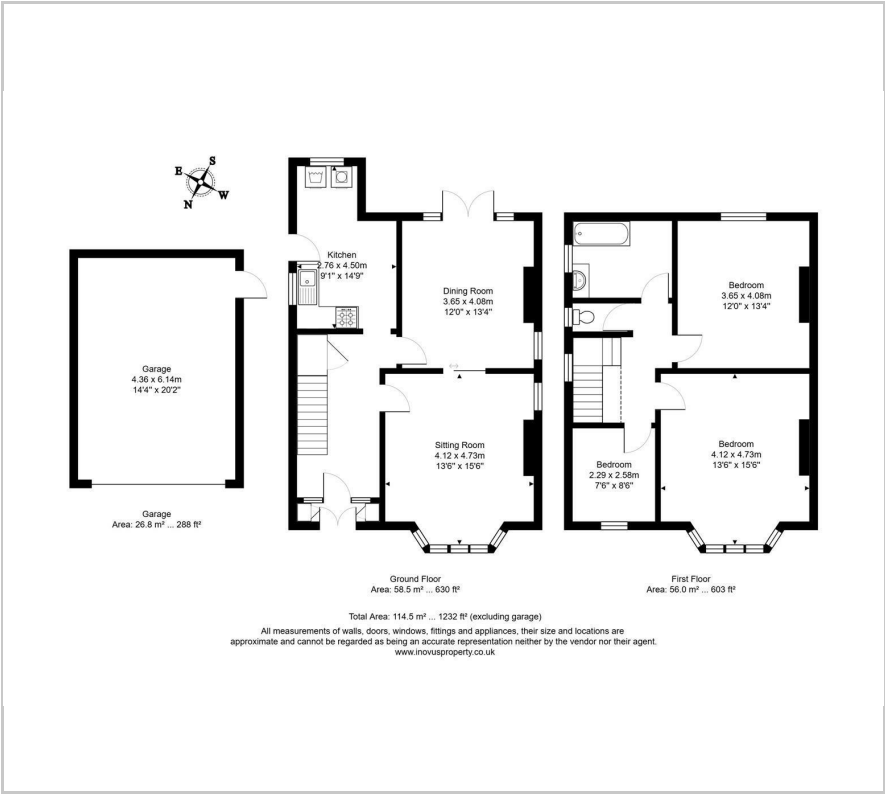


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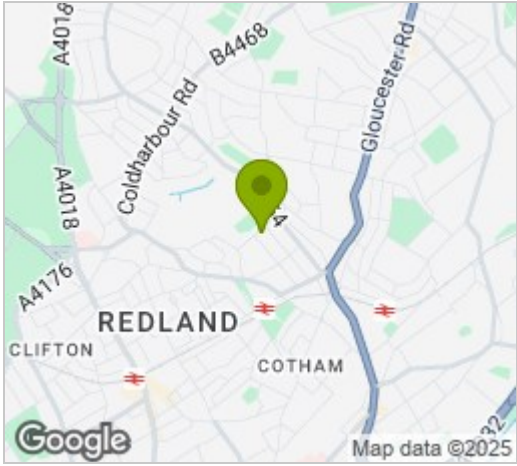


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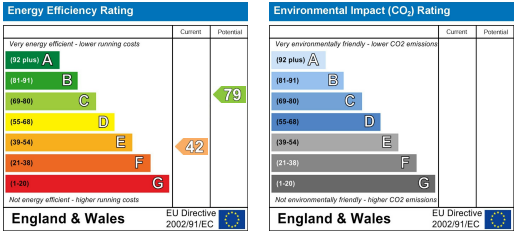
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.