# HOUSE+CO PROPERTY

Asking price £350,000



£ 5 ÷ 1 ← 2

## 258 Fishponds Road





## **Description**

This 5 bedroom house set over looking Eastville park whist in need of updating offers a lot of scope for a buyer looking to do work to a good sized, well proportioned Victorian home with lots of scope to restore it to its former glory.

Arranged over 3 storeys with a pleasant split level style the house comprises inner porch and spacious hallway, large bay living room, seperate dining room, kitchen/breakfast room, rear lobby and cloakroom to the ground floors there are 5 bedrooms, a bathroom and small attic space room above.

With parking space for 2 cars to the front, retained period features, an enclosed south westerly facing rear garden and NO CHAIN this is a great character property

- 5 BEDROOMS
- IN NEED OF UPDATING
- 2 RECEPTION ROOMS AND KITCHEN BREAKFAST ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF STREET PARKING TO THE NO CHAIN! FRONT
- SITUATED OPPOSITE EASTVILLE PARK
- SCOPE TO IMPROVE AND ADD VALUE
- ENCLOSED SOUTH WESTERLY FACING REAR GARDEN
- WELL PROPORTIONED HOME



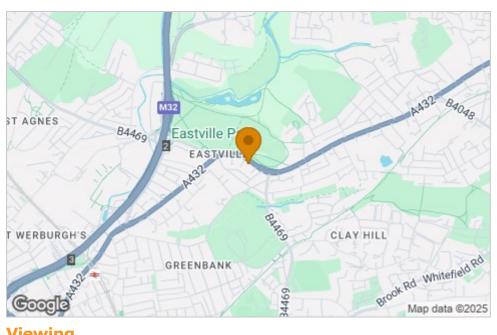




#### **Floor Plan**



### **Area Map**



#### **Viewing**

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

Energy Efficiency Rating			
		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
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