



- Popular Road
- Three Bedrooms
- Gas Central Heating
- Detached Garage
- Cloakroom
- Backing Onto Cycle Path
- Double Glazing
- Generous Garden
- Requires Updatng
- Two Reception rooms

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



88 Dominion Road, Fishponds, Bristol, BS16 3ET
£350,000



- Storm Porch
- Hallway
- Lounge
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Mature gardens to front and rear
- Detached Garage

A traditionally built three-bedroom mid-terrace house with detached garage, generous mature garden, which backs onto the Bristol to Bath cycle path and garage.

The property comprises storm porch, hallway, lounge, dining room, kitchen, cloakroom, three bedrooms and bathroom.

The house does require some updating and modernisation hence the realistic asking price.

The property benefits from as central heating and double glazing

Located on this a popular residential road, the property is perfectly positioned for a range of amenities offered in Fishponds, including supermarkets, café bars, and smaller retailers, along with a range of green spaces, including Eastville Park. There is good access to the City Centre, and the bus service.

Energy Rating C. Council Tax B.

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR ****

