



Fox House Allison Road, Bristol, BS4 4NT

£200,000

■ 3D VIRTUAL TOUR ■ Purpose Built Apartment ■ Two Bedrooms ■ Sitting Room ■ Kitchen & Shower Room ■ Pretty Communal Gardens ■ Garage ■ No Onward Chain ■ Increasingly Popular Location ■ Energy Rating - TBC

Fox House, in the heart of Bristol's vibrant Brislington neighbourhood, explore local shops, restaurants, and parks, all while being just a short drive away from Bristol's city centre. This ground floor 2-bedroom flat presents an exceptional opportunity for the discerning buyer to put their own stamp on their new home. With light & airy, well-proportioned rooms, this property offers comfortable living space with a thoughtful layout. The sitting room has sliding double glazed doors which open onto a paved patio and the well-tended communal gardens, a peaceful and tranquil place to sit and watch the surrounding wildlife. There is the added convenience of a garage.

Ideally located close to local amenities, shops and schools and with a vast array of popular open green spaces nearby including Victory Park, the popular Nightingale Valley Woods and Eastwood Farm Nature Reserve, ideal for walking the dog all year round. Beeses Tea Gardens is also a short walk away which is a charming, tranquil riverside pub, open seasonally, featuring fantastic gardens & outdoor seating, a great spot for a bit of summer R&R. The city centre is easy accessible via direct bus links including Brislington Park & Ride, which is only a short distance away and provides direct links to Bristol City Centre and Bristol Temple Meads train station.

Sitting Room 14'3" x 13'3" (4.36 x 4.04)

Kitchen 8'11" x 7'2" (2.72 x 2.20)

Bedroom One 11'1" x 10'11" (3.39 x 3.33)

Bedroom Two 8'11" min x 8'1" (2.72 min x 2.48)

Bathroom 5'9" x 5'5" (1.77 x 1.67)

Tenure - Leasehold

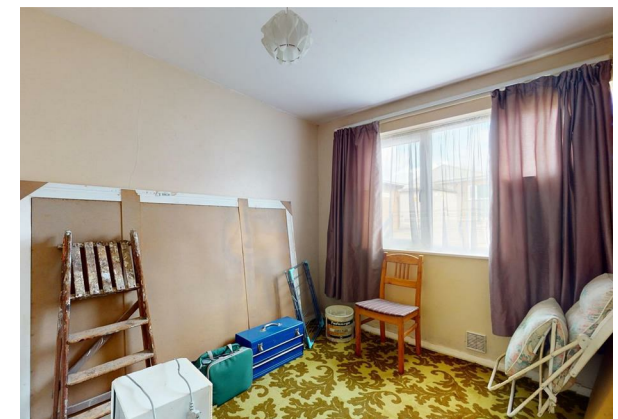
Lease Start Date 15/12/1962

Lease End Date 01/01/2982

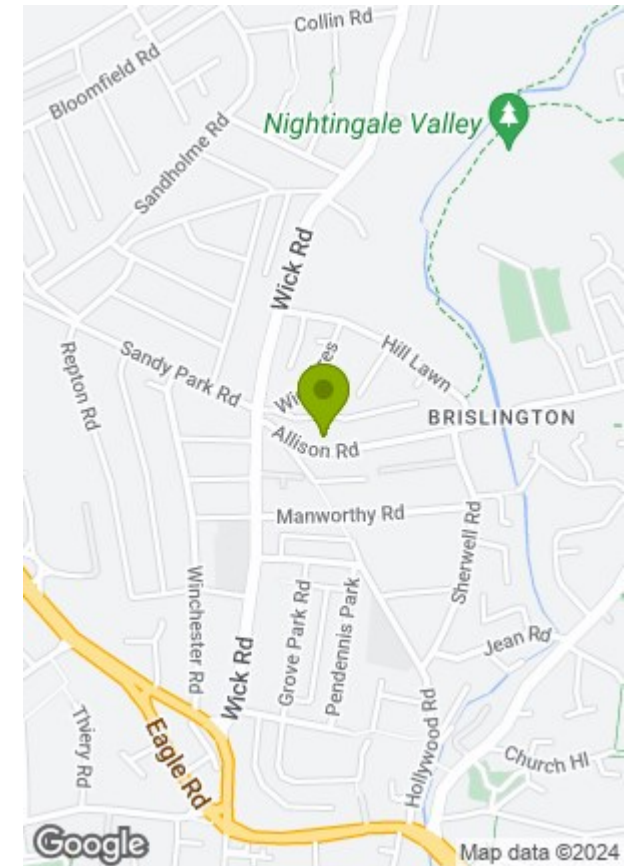
Lease Term 1000 Years From 1 January 1982

Lease Term Remaining 958 years

Council Tax Band - B







| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 77 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

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