

106 Jersey Avenue, Bristol, BS4 4QZ

£295,000

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 easily 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.

Offered with no onward chain, a well-presented 1930's built terrace home located on the popular Jersey Avenue. This property would make the ideal first time purchase and has accommodation comprising a light & airy 'L' shaped sitting / dining room with an exposed brick chimney breast with a fitted log burner. The property has been extended to provide a kitchen and ground floor shower room / w.c, whilst on the first floor there are two double bedrooms and modern bathroom. Outside, the front is laid to hardstanding providing off street parking for 2 cars, whilst the sizeable rear garden is enclosed with a pebbled seating area and lawn, a great space for entertaining friends & family with a summer barbecue. An early appointment to view is thoroughly recommended.

- INTERACTIVE 3D TOUR
- Two Double Bedrooms
- Kitchen
- Upstairs Bathroom
- NO ONWARD CHAIN
- Extended 1930's Built Terraced Home
- 'L' Shaped Sitting / Dining Room
- Ground Floor Shower Room / W.C.
- Good Size Rear Garden & Off Street Parking
- Energy Rating - D

Lounge/Diner 19'2" x 17'8" (5.85 x 5.39)
Both at max (L Shaped)

Kitchen 13'2" x 7'0" (4.03 x 2.15)

Shower Room

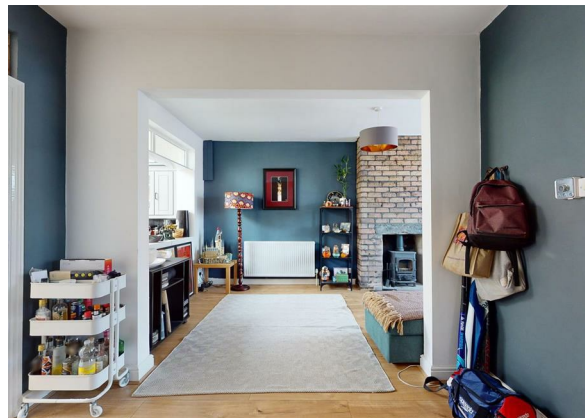
Bedroom One 14'1" max x 9'9" (4.30 max x 2.99)

Bedroom Two 10'4" x 9'0" (3.16 x 2.76)

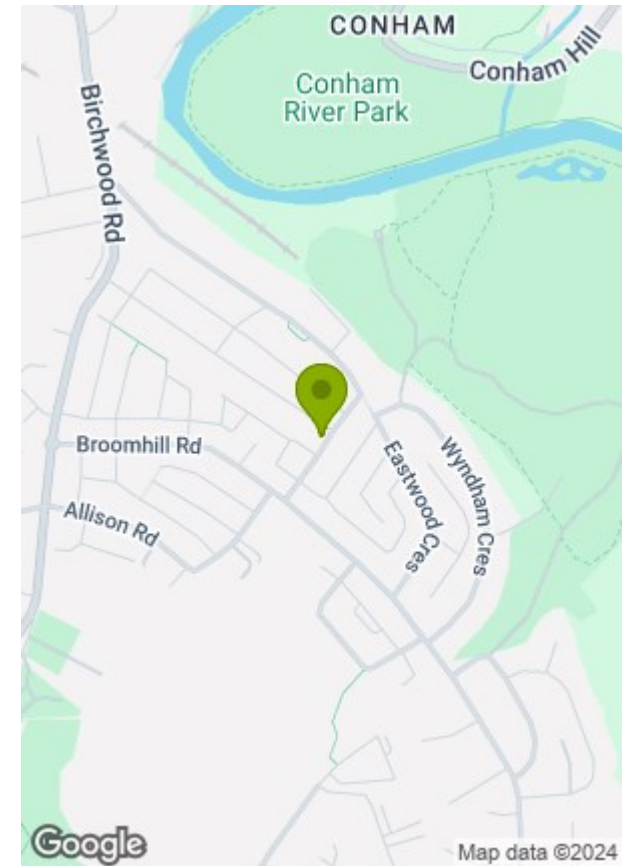
Bathroom 6'11" x 5'11" (2.11 x 1.81)


Tenure - Freehold


Council Tax Band - B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79
	<small>EU Directive 2002/91/EC</small> 	

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		
	<small>EU Directive 2002/91/EC</small> 	

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