

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



DANGERFIELD AVENUE  
BISHOPSWORTH



**ENTRANCE HALLWAY**  
1.56 x 5.8 (5'1" x 19'0")

**KITCHEN**  
3.24 x 2.60 (10'7" x 8'6")

**BATHROOM**  
2.81 x 1.71 (9'2" x 5'7")

**LOUNGE/DINER**  
5.23 x 3.58 (17'1" x 11'8")

**BEDROOM ONE**  
4.27 x 3.03 (14'0" x 9'11")

**BEDROOM TWO**  
3.04 x 3.24 (9'11" x 10'7")

**DRIVEWAY PARKING**  
Impressive gated driveway and option to add electric charging point.

**SHED / OUTBUILDING**  
3.45 x 1.33 (11'3" x 4'4")

**TENURE**  
We were informed by our client that this property is Leasehold, this is to be confirmed by your legal advisor.

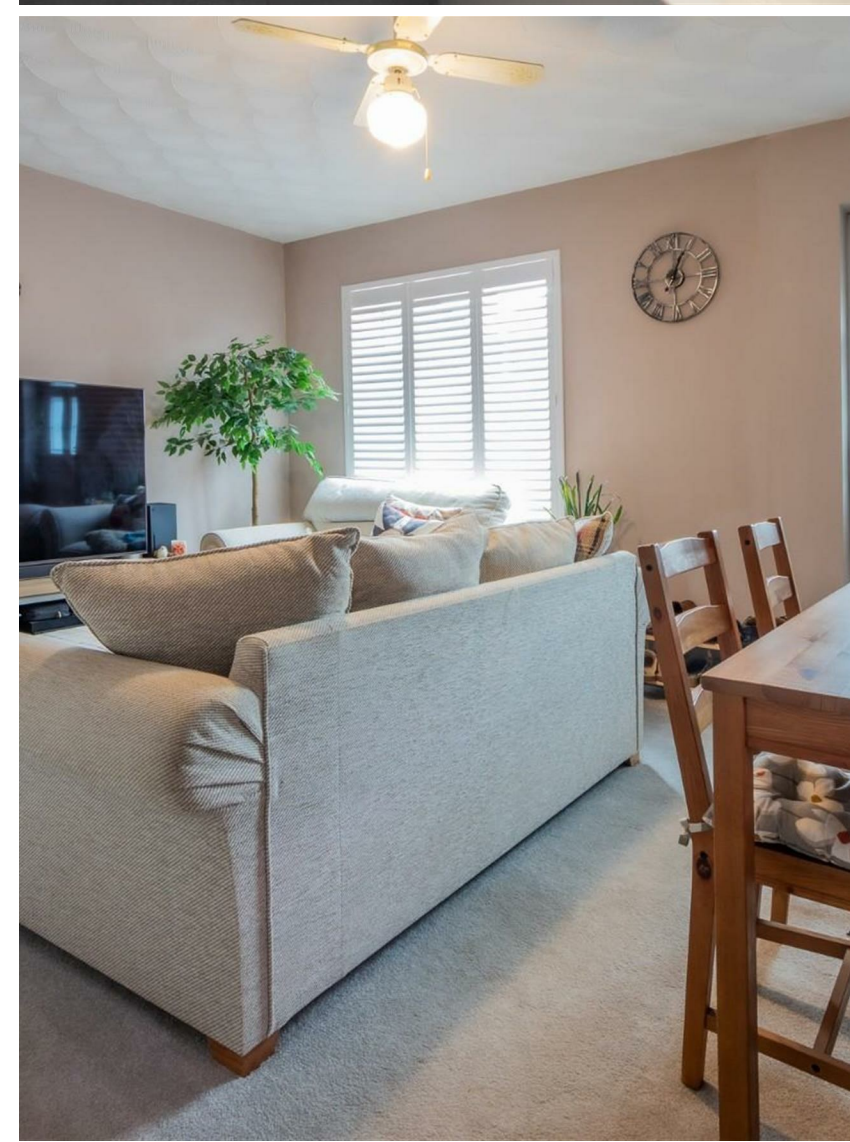
**CHARGES**  
Ground Rent - £10 Per Year  
Service Charge - £400 Per Year

**COUNCIL TAX BAND**  
Band - A

**LEASE DETAILS**  
We are informed that there were 125 years remaining from 17/09/1990. There are approx. 90 years remaining.

**SCHOOL CATCHMENT**  
St Peter's Church of England Primary School  
Bedminster Down School Secondary School




**ADDITONAL INFORMATION**  
Rental Potential of £1,400pcm / 7% yield return  
New Boiler 2022  
New Paved Driveway. 2022  
New Full Bathroom Refit 2022  
New Fitted Kitchen 2022  
New passage ceilings with Downlighting 2023  
Complete Private Garden Redesign 2023  
New Easy Access to Driveway  
Composite Design Door Fitted 2024  
New Bifold Driveway Gate Fitted 2024





## DANGERFIELD AVENUE

BISHOPSWORTH, BS13 8DS -  
£245,000 LEASEHOLD

 2 Bedroom(s)  1 Bathroom(s)  699.00 sq ft

Nestled on the charming Dangerfield Avenue in Bishopsworth, Bristol, this delightful two-bedroom maisonette offers a perfect blend of modern living and outdoor space. Spanning an impressive 699 square feet, this property has been fully refurbished by the current owners, ensuring a fresh and contemporary feel throughout.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while the two comfortable bedrooms offer a peaceful retreat at the end of the day. The maisonette also features a stylish bathroom, designed with modern fixtures for your convenience.

One of the standout features of this property is the large garden, perfect for enjoying sunny afternoons or hosting gatherings with family and friends. Additionally, the pet-friendly lease allows for furry companions, making it an ideal home for pet owners.

Parking is a breeze with space for two vehicles, ensuring you will never have to worry about finding a spot. With a rental potential of £1,400 per calendar month and a commendable yield of 7%, this property presents an excellent investment opportunity for those looking to enter the rental market.

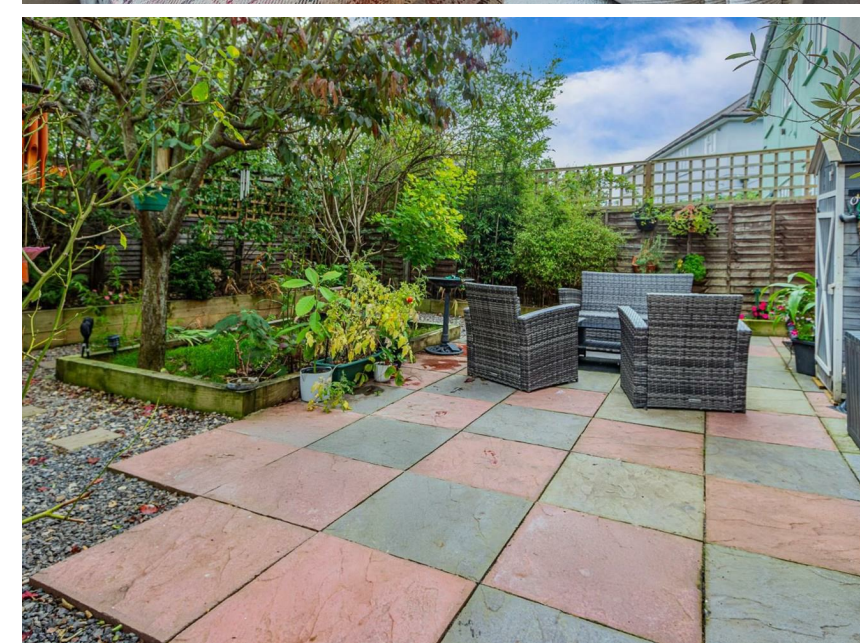
Built in the late 1950s, this maisonette combines the charm of its era with modern amenities, making it a wonderful choice for first-time buyers, small families, downsizers or investors alike. Don't miss the chance to make this lovely property your new home in the heart of Bishopsworth.

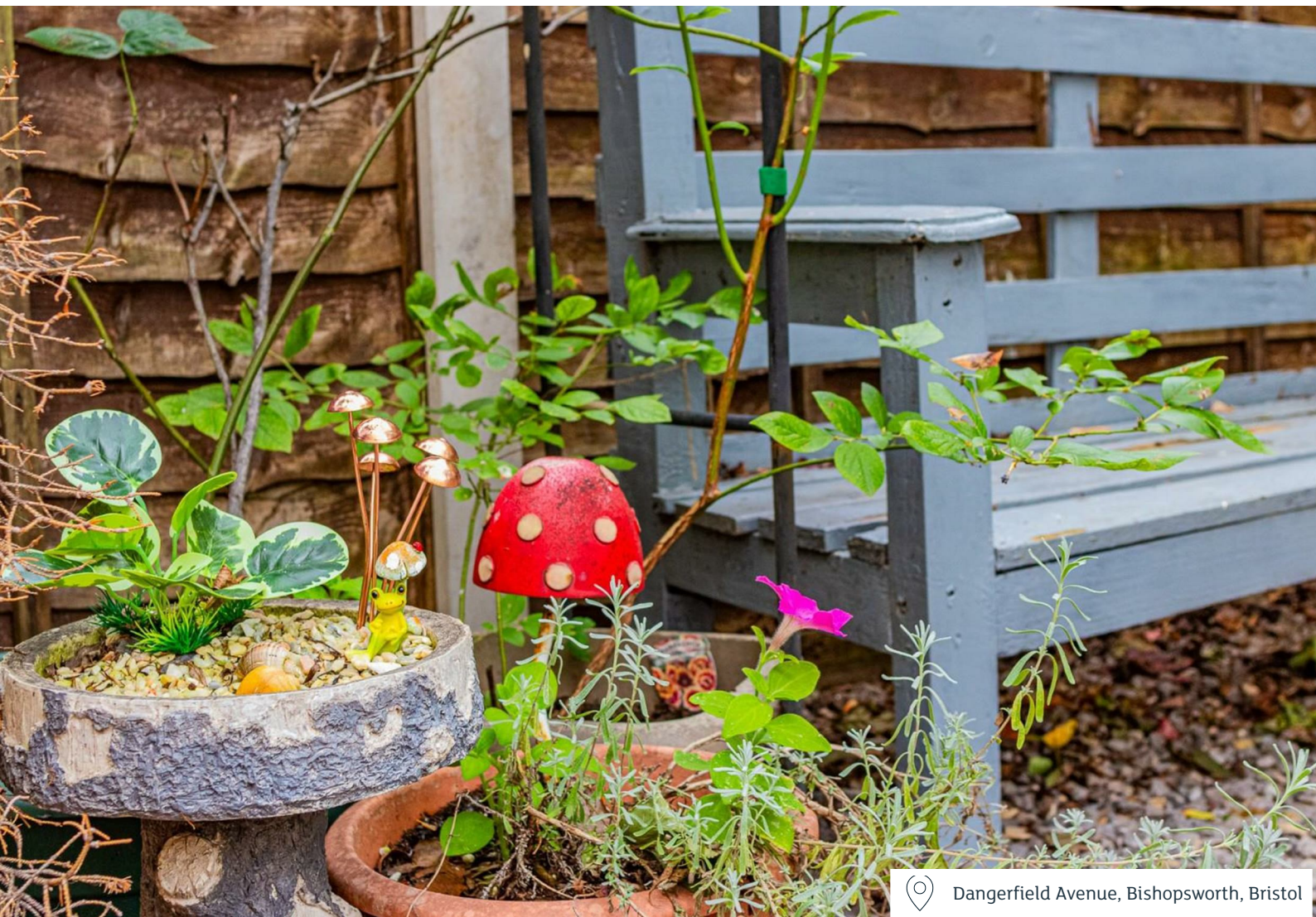
### COUNCIL TAX BAND - A


- Gated Driveway Parking for 2 cars
- Pet friendly Masionette
- Modernised throughout
- Private Garden
- Large storage shed
- Stylish Bathroom
- Ground Floor Maisonette
- Ease of access with two entry points

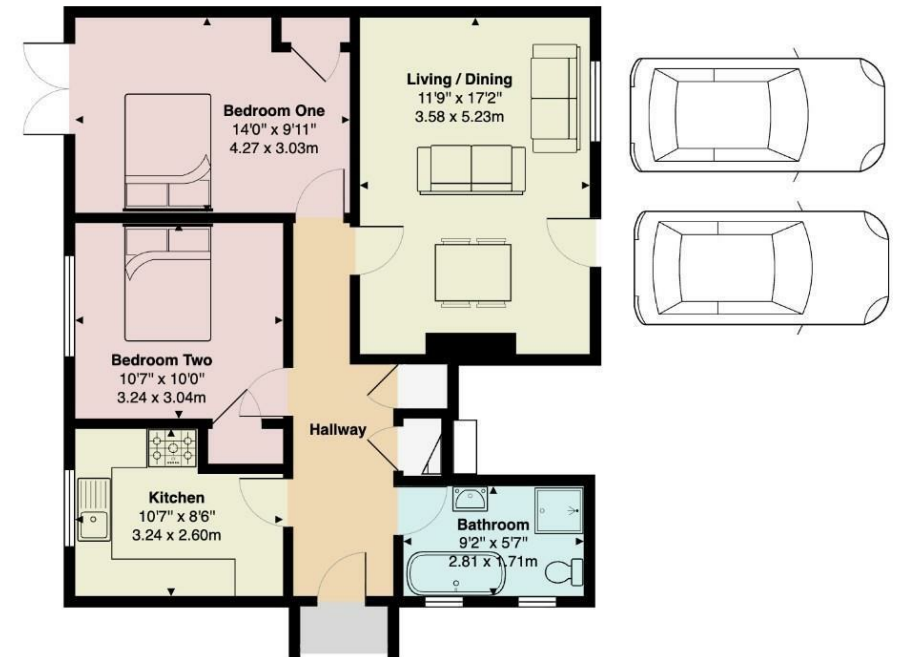
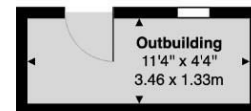
### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
Elliott@jeffreygross.co.uk  
02920 499680  
Director





 Dangerfield Avenue, Bishopsworth, Bristol



**Dangerfield Avenue, Bishopsworth, Bristol, BS13 8DS**

Total Area: 785 ft<sup>2</sup> ... 72.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 