



**Fishponds Offers in excess of £325,000**

**3 bed terraced house  
10 Ernestville Road, BS16 3DB**



This beautifully presented 3 bedroom Victorian terrace is located adjacent to the extremely useful and popular Bristol to Bath Cycle Path, offering a way of free transport into Bristol City Centre. Fishponds is fast becoming a popular area of Bristol for the likes of first time buyers and investors due to the excellent links, independent shops and cafes and open green space such as Vassals park.

The property has undergone a full renovation in recent years and offers modern and spacious accommodation which presents as entrance hall, lounge with bay window, an open plan kitchen/diner with patio doors leading to the rear garden, 2 double bedrooms and a single but generous 3rd bedroom. A family bathroom is also situated on the 1st floor which benefits from a shower over the bath.

There is a garden to the rear which is currently a blank canvas ready for the new owner to design to their taste. Off street parking can be found on the road with no restrictions. Please note this is a small Cul-De-Sac so parking is only available on one side of the road.

There is no onward chain with this home, please call us to arrange your viewing today.

Material information ( provided by owner ) . Freehold. Council tax band B.

- 3 bedrooms • character home • close to cycle Path • close to amenities • excellent condition • gas heating • double glazed • no chain • EPC -D •





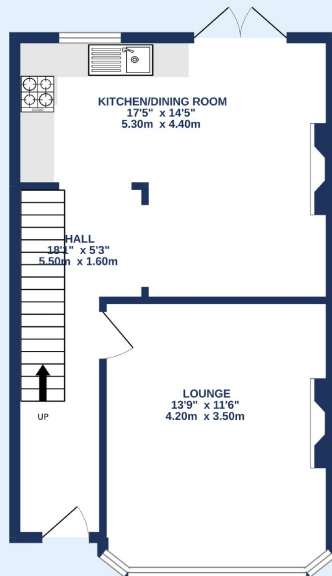




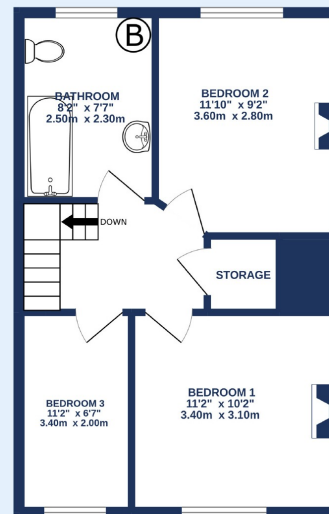
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GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2022

## Downend Branch

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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. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts