84 Somerset Road, Bristol, BS4 2HY

£400,000

This imposing terraced property is ready for full renovation, offering great potential for those looking to refurbish back to a wonderful family home. With three large double bedrooms, a bayed lounge, dining room, kitchen plus additional reception room to the rear, there is certainly plenty of potential to create a layout that suits your needs. However, due to the nature of works required, it's likely to be suitable for cash/investor type buyers only.

The property is conveniently located in the heart of the community with excellent public transport links, ensuring easy access to nearby amenities, and is an ideal choice for those looking for a popular neighbourhood with fantastic schools, independent shops and cafe's nearby. Offered for sale with no onward chain, this property is a great choice for those with both the cash funds and skills to transform it into a perfect home.

Entrance Vestibule

General
The property is subject to an annual rentcharge of £6.7d although this has not been claimed for many years.

Hallway

Sitting Room
15'2 max x 13'2 (4.62m max x 4.01m)

Dining Room
13'1 x 11'7 (3.99m x 3.53m)

Kitchen
9'5 x 8'8 (2.87m x 2.64m)

Family Room
12' x 9'9 (3.66m x 2.97m)

Landing

Master Bedroom
17'7 x 14'9 (5.36m x 4.50m)

Bedroom Two
11'11 x 11'6 (3.63m x 3.51m)

Bedroom Three
18'1 max x 9'9 (5.51m max x 2.97m)
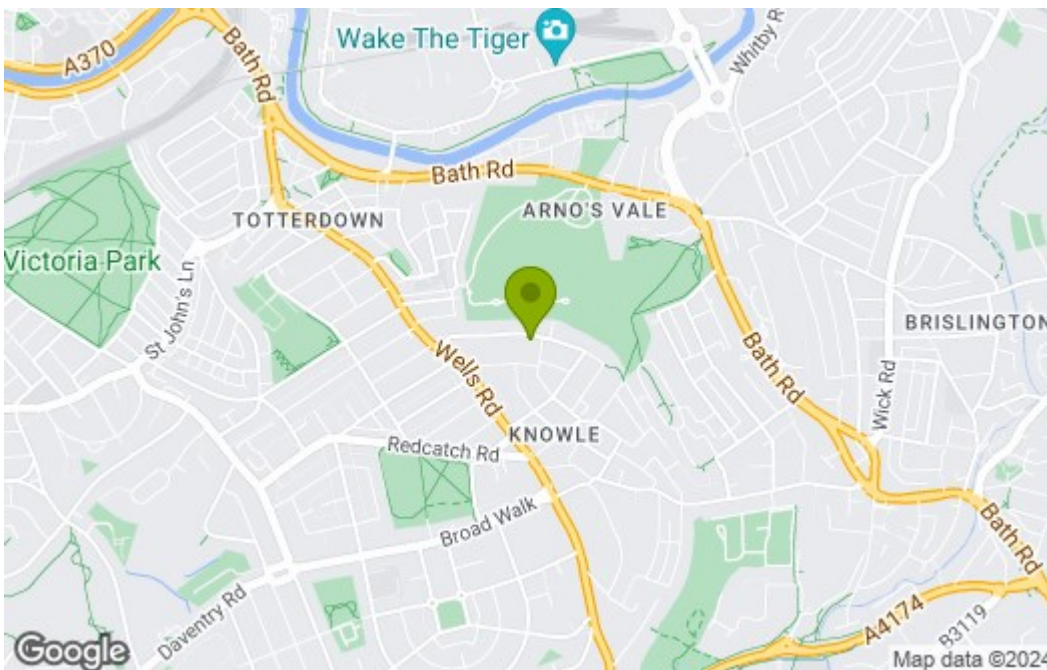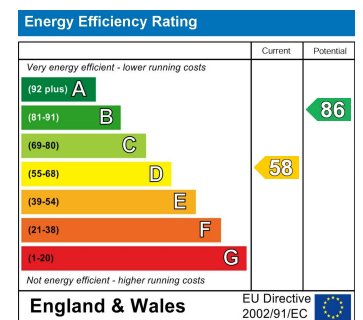

Bathroom
8'9 x 6'7 max (2.67m x 2.01m max)

Garden

Floor Plan

Ground Floor
Approx. 61.4 sq. metres (660.9 sq. feet)

Family Room
3.65m x 2.97m
(12' x 9'9")

Kitchen
2.86m x 2.65m
(9'5" x 8'8")

Second Reception
3.99m x 3.52m
(13'1" x 11'7")

Sitting Room
4.63m (15'2") max
x 4.01m (13'2")

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First Floor
Approx. 58.1 sq. metres (625.7 sq. feet)

Bedroom 3
5.52m x 2.97m
(18'1" x 9'9")

Bathroom
2.67m (8'9")
x 2.00m (6'7")

Bedroom 2
3.64m x 3.51m
(11'11" x 11'6")

Master Bedroom
5.36m x 4.50m
(17'7" x 14'9")

Total area: approx. 119.5 sq. metres (1286.6 sq. feet)

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC