





Russell Road,  
Bristol,  
BS16 3PH

£362,500



Nestled on the charming Russell Road in Fishponds, Bristol, this significant bay fronted period home offers an impressive blend of character and potential. With two spacious reception rooms and 3/4 well-proportioned bedrooms (subject to modification), this house provides a comfortable living space that is perfect for professionals, DIY enthusiasts, and ambitious families alike. As you step inside, you will be greeted by many original features that add to the home's unique charm. The property boasts a lovely mature rear garden, providing a serene outdoor space for relaxation or entertaining. While the home requires some modernisation and cosmetic refurbishment, it presents an exciting opportunity to create a personalised haven tailored to your tastes. With the potential to transform this property into a delightful 3 or 4 bedroom home, the possibilities are endless. Its popular location is a significant advantage, as it is conveniently situated near open green spaces and the bustling shops and services of Lodge Causeway, ensuring that all your daily needs are within easy reach. This property is not just a house; it is a canvas waiting for your vision. If you are looking for a home that combines character, space, and the opportunity to make it your own, this is a must-see. Embrace the chance to invest in a property that holds both charm and potential in a sought-after area of Bristol.





## ENTRANCE

UPVC double glazed entrance door into...

## SPACIOUS HALL

Electric fuse box, radiator, staircase to first floor with useful cupboard beneath.

## LOUNGE 13'1" x 11'11"

Dimension maximum overall into a UPVC double glazed bay window, tiled fireplace with a real flame coal effect gas fire, radiator, impressive period ceiling detail, rose and coving.

## SECOND SITTING ROOM/DINING ROOM 13'9" x 9'8"

Feature laminate wood grain effect floor, UPVC double glazed window to rear with pleasant outlook onto the rear garden, fitted wardrobe storage to one wall, radiator, period ceiling coving. Step down from hall into ...

## OPEN PLAN & SPLIT LEVEL KITCHEN/BREAKFAST ROOM

### BREAKFAST AREA 15'1" x 8'11"

Understairs storage, radiator, UPVC double glazed window to side, step down into ....

### KITCHEN 8'8" x 8'11"

Fitted with a modern range of high gloss finish wall floor and drawer storage cupboards with stainless steel effect handles to incorporate a glass topped inset hob and pull out larder storage unit, black marble effect working surfaces, single drainer stainless sink unit, splash back tiling, UPVC double glazed window with pleasant outlook onto the rear garden, space for washing machine, tumble dryer and upright fridge/freezer, UPVC double glazed and frosted door onto the rear garden.

## FIRST FLOOR HALF LANDING

Stairs to first floor principle landing.

## BEDROOM 2 12'11" x 9'2"

Currently utilised as a kitchen. Fitted with a range of wall and floor storage cupboards with timber effect trim, single drainers stainless sink unit, UPVC double glazed window to rear with a lovely outlook onto the rear garden, splash back tiling, built in cupboard with a wall mounted combination gas fired boiler for central heating and domestic hot water, radiator, space for fridge and freezer.

## WET ROOM 6'1" x 5'10"

Fitted with a white suite of low level w.c. and pedestal wash basin, fully tiled

walls and waterproof flooring, UPVC double glazed and frosted window to exterior, fitted shower, extractor fan, radiator.

## FIRST FLOOR PRINCIPLE LANDING

Built in cupboard, access to insulated roof space.

## BEDROOM 1 13'3" x 9'5"

Dimension maximum overall into a UPVC double glazed bay window, built in real flame coal effect gas fire with tiled surround, radiator.

## BEDROOM 3 11'4" x 9'11"

Dimension maximum overall to include one wall to wall fitted with wardrobes, radiator, UPVC double glazed window with pleasant outlook to rear.

## BOX ROOM/BEDROOM 4 7'6" x 5'4"

Radiator, UPVC double glazed window to front.

## EXTERIOR

The garden is arranged principally to the rear of the property and a particular feature of the sale is the mature and extensive rear garden providing an initial paved path and terrace leading onto a level well tended lawn with central paved pathway leading onto a pedestrian gate at the far end of the garden. Along side well established level lawns are numerous fruit trees and other specimen trees to include flowering cherry all combining to provide privacy. Lock up garden store along side an area designated for the growing of fruit and vegetables, outside tap, undercroft/cellar storage. The rear garden stands within well established walled fenced boundaries.

## AML Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold  
Council Tax Band: B



- Bay fronted period home
- Original character features
- Mature rear garden
- Needs modernisation
- 3/4 bedroom potential
- Ideal for DIY enthusiasts
- Close to green space
- Near Lodge Causeway shops
- 2 reception rooms
- Viewing recommended

| 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 |                         |           |
|                                             | 65                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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