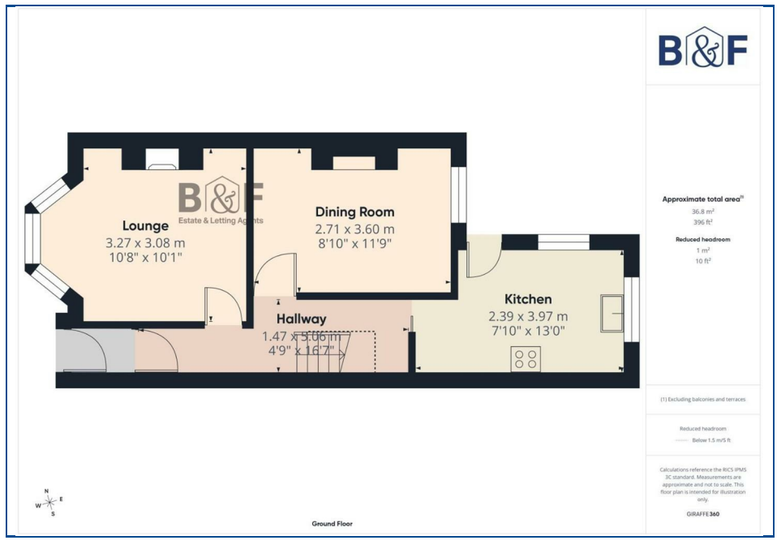
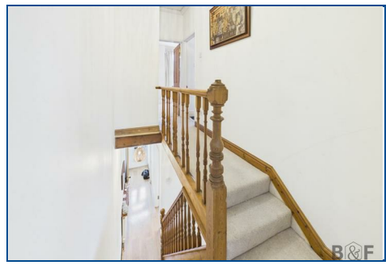




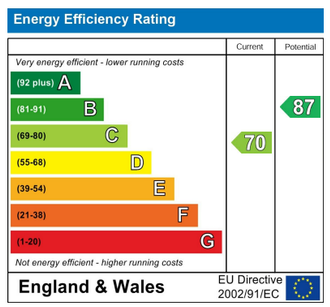








- No Onward Chain
- Terraced House
- Two Bedrooms
- Requires Updating
- Period Property
- Sought After Location



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ







59 Berkeley Road, Fishponds, Bristol, BS16 3NA

£290,000



Entrance hallway 4'9" x 16'7"

Lounge 10'8" x 10'1"

Dinning Room 8'10" x 11'9"

Kitchen 7'10" x 13'0"

Landing 2'6" x 8'5"

Bedroom One 12'5" x 10'11"

Bedroom Two 8'10" x 11'11"

Bathroom 7'9" x 10'5"

Rear garden

Offered to the market with no onward chain, this attractive two bedroom period terraced home presents a fantastic opportunity for buyers seeking character, space, and potential. While perfectly liveable, the house would benefit from some modernisation, making it an ideal purchase for those looking to enhance and personalise a home to their own taste.

The accommodation is arranged over two floors and briefly comprises: an entrance hallway, lounge, a separate dining room, and kitchen. To the first floor are two well-proportioned bedrooms, and a large family bathroom. Other Benefits include a fitted air conditioning unit in the dining room and gas central heating.

Situated on the popular Berkeley Road in Fishponds, the property enjoys a convenient and sought-after location. A wide range of local amenities are close at hand, including shops, cafés, libraries, and well-regarded local schools. Excellent bus links into Bristol city centre and surrounding areas are also within easy reach, making this an ideal location for commuters.

In our opinion, this property would be perfect for a first-time buyer looking to put their own stamp on a character home, or an investor seeking a well-located property with strong rental potential.

Energy rating: C. Council Tax: B. Tenure: Freehold.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR



